1986

TOWN OF WAYLAND

WARRANT

FOR THE

ANNUAL TOWN MEETING

APRIL 9, 1986

AND

SPECIAL TOWN MEETING

APRIL 16, 1986

AND

REPORT

OF THE

FINANCE COMMITTEE

WITH

RECOMMENDATIONS AND BUDGETS

SOME PERTINENT INFORMATION ABOUT WAYLAND'S TOWN MEETING PROCEDURES

Town Meeting is preceded by a Warrant such as this, mailed to citizens and listing the Articles to be acted upon, along with Recommendations by the Finance Committee. It is important to distinguish between the Articles and the Recommendations.

The Moderator has complete control of the meeting, with the authority to rule on any matter. A quorum of 100 citizens is required.

Articles in the Warrant must be considered in the order in which they appear, unless Town Meeting votes by a TWO-THIRDS vote to change the order.

TO ADDRESS THE MEETING: Rise, call out, "Mr. Moderator," and remain standing until you, or someone else, is recognized. You may not speak until you are recognized by the Moderator. Address the chair when making motions, commenting, or requesting information. The correct language is: "Mr. Moderator, I move . . . . ," "Mr. Moderator, may I ask through you" (then state the question which you want some board, official, or previous speaker to answer), or "Mr. Moderator . . ." and then make your comments or suggestions.

Note that once you sit down after speaking, you relinquish your claim to the floor. Any person must yield the floor if the Moderator so requests. A speaker may only be interrupted by a voter to request he speak louder or for a point of order, some of which are: questions as to legality or propriety of meeting; motion not within scope of Article; doubt of a quorum. No votes are taken on points of order. The Moderator makes the ruling, and it stands.

Every voter has the right to ask questions about parliamentary procedure or make points of order. Otherwise, substantive issues generally may be addressed only if a motion has first been made.

TO MAKE A MOTION: It is quite proper for any voter to offer a motion under any Article. The Town Counsel or Moderator can assist in wording your motion. A motion must both lie within the subject matter of the Article and be legal, or it will be ruled out of order. A motion is made, seconded, repeated by the Moderator, discussed, voted on, and finally disposed of by the Moderator. The Moderator allows, at most, two amendments to a motion at any time. An amendment is moved, discussed, voted on, and then the main motion, either amended or not, is put to a vote.

TO AMEND A MOTION: Obtain the floor, say, "I move to amend the motion by . . . ." An amendment may delete or add words to the main motion or substitute a completely new sentence or motion. Motions to amend are debatable and require only a MAJORITY vote, even though the main motion may require a two-thirds vote.

SOME PERTINENT INFORMATION - (Continued)

TO LIMIT DEBATE: If you think the discussion has gone on long enough, you may "Move the previous question." If this motion is passed, it will stop discussion. This motion requires a TWO-THIRDS vote and may not be amended or debated.

If you wish the meeting to take no action under an Article, you may "Move that the Article be passed over." This takes a MAJORITY vote and, in effect, kills the Article.

If a voice vote is so close that the Moderator is in doubt, or if seven voters challenge his call, he may ask for a standing counted vote. When a two-thirds vote is required, the Moderator usually takes a counted vote unless the voice vote was unanimous.

Questions which usually require a two-thirds vote are: borrowing money; appropriations for purchase or taking of land; adoption or amendment of Zoning By-Laws; considering an Article in other than the given order, including returning to an Article; reconsideration of an Article once acted upon and disposed of; moving the previous question. Note: Only a majority vote is needed to reconsider an Article before it is disposed of.

TO ADJOURN THE MEETING: If you wish to adjourn the meeting before all the Articles have been disposed of, you may "Move to adjourn until (and name a time and place)." A motion to adjourn takes a MAJORITY vote and may be made at any time during the meeting, even though other motions may be pending. No motion to dissolve Town Meeting is in order until every Article has been considered and acted upon.

HELPFUL INFORMATION ABOUT WAYLAND

	FY 1985-86	FY 1986-87
Population (January 1, each year)	12,371	12,341
Registered Voters	7,918	8,021
School Enrollment (October 1, each year)	2,189	2,150
Assessed Valuation	$616,601,862	628,851,852
Tax Levy	12,572,474	13,347,139

The tax rate is $20.39 per $1,000 of assessed valuation.

Town expenditures of $616,600 equal $1.00 on the tax rate.

For futher information, refer to the Town Report available at the Town Office.

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SPECIAL TOWN MEETING WARRANT

WARRANT FOR SPECIAL TOWN MEETING

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. Town of Wayland

* * * WARRANT * * *

To any of the Constables of the Town of Wayland, Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify all residents of the Town of Wayland, who shall be qualified to vote in accord with the provisions of G.L. Chapter 51, Section 1, to meet in the Field House of the Wayland High School on

WEDNESDAY, APRIL 16, 1986 AT 8:30 PM

or as soon thereafter as the Article then under discussion in the Annual Meeting is disposed of, then and there to act on the following Articles:

ARTICLE 1. ACCEPTANCE OF LAYING OUT AND BETTERMENTS - LAKE SHORE DRIVE

Proposed by: Board of Road Commissioners

Article 1. To see if the Town will vote to accept the laying out of a portion of the following named existing ways and establish the same as Town ways, with the boundaries and measurements shown on the plans referred to in the descriptions hereinafter set forth, which plans are included in the order of lay out of the Road Commissioners adopted with respect to such ways and filed in the office of the Town Clerk in accordance with the provisions of General Laws, Chapter 82, Sections 21-23:

> a portion of Lake Shore Drive beginning at the intersection of Mansion Road and running easterly for a distance of approximately 1650 feet, more or less, and a portion of Castle Gate Road and Castle Gate Road Extension, beginning at the intersection of Lake Shore Drive and running westerly and northerly for a distance of approximately 710 feet, more or less, as shown on a plan entitled, "Plan of Land in Wayland, Mass., showing the layout of portions of Lake Shore Drive and Castle Gate Road and Castle Gate Road Extension, March 5, 1986, Scale 1"=20' Wayland Engineering Department";

and to authorize the Road Commissioners to acquire by purchase, eminent domain, gift or otherwise for highway purposes the fee or any lesser interest as well as easements for drainage and slope or otherwise in any lands that may be necessary for such Town ways; to determine whether the Town will appropriate a sum of money to be expended by the Road Commissioners for the acquisition of any such fee or easement interests and/or for the planning, engineering, design and construction of improvements to the aforesaid ways, with betterments to be assessed upon the owners of land abutting the ways in accordance with General Laws, Chapter 80, and the Rules and Regulations Governing Betterments on Ways of the Road Commissioners; and to determine whether such appropriation shall be provided for by taxation, by appropriation from available funds, by transfer of funds already appropriated for another purpose, by funds received as grants from the Commonwealth or the Federal government, by borrowing under the authority of the General Laws, or otherwise; or take any action relative thereto.

COMMENTS: This Article was inserted in the Warrant by the Road Commissioners to see if the Town will vote to accept the laying out and the establishment as Town ways of part of Lake Shore Drive, Castle Gate Road and Castle Gate Road Extension, as shown on the accompanying maps. Further the vote would authorize the Town to acquire any drainage easements or other interests in land which may be necessary for the betterment. All necessary hearings have been held with the abutters and other neighbors.

This Article also reaffirms the vote taken at the last Annual Town Meeting authorizing the betterment, as stated in the Finance Committee "Comments" under the Article: to see if the Town will appropriate funds to improve sections of Lake Shore Drive and Castle Gate Road. The funds will be 50% reimbursed by the abutters under the Betterment Act. Each abutter's share will be proportional to frontage on the improved road, and the betterments will be assessed on the abutters' tax bills over a period of 20 years. Since Town land abuts part of the roadway to be improved, the Town's share will be somewhat more than 50% of the total cost.

Between 1967 and 1974, a number of roads were improved under the Betterment Act, at an average cost of $20,000 per year. In recent years, betterment requests were put on hold while a policy for dealing with them was developed by the Road Commissioners and the Selectmen. The Lake Shore Drive and Castle Gate Road abutters have been waiting a long time for a chance to improve their roads.

The Article presents a unique opportunity to coordinate a long-awaited road improvement project with a State-subsidized pond improvement project. The Dudley Pond stormwater management project was voted at the Special Town meeting held in the Fall of 1985. The action required under this article at this time is necessary to meet the requirements of local by-laws and to finalize the order of taking for the various properties involved.

ARGUMENTS OPPOSED: Financial austerity only.

ARGUMENTS IN FAVOR: The Town must vote approval of the order of layout adopted by the Road Commissioners before the betterment can be done. The abutters have been waiting for these improvements for a long time. The betterment process offers a way to share the costs fairly. This project will cost less if combined with the Dudley Pond project.

RECOMMENDATION: The Finance Committee recommends approval of the Article.

QUANTUM OF VOTE: Two-thirds for borrowing - see Mass. G.L. Ch. 44 ,Sec. 7, Ch. 41, Sec. 81Y.

ARTICLE 1. ACCEPTANCE OF LAYING OUT AND BETTERMENTS - LAKE SHORE DRIVE

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CONSENT CALENDAR

In the interest of expediting Town Meeting and saving valuable time for discussion of key issues, Wayland is trying the "Consent Calendar" to speed passage of Articles which the Moderator and the various Boards and Committees feel appear to raise little controversy. The purpose of the Consent Calendar is to allow the Motions under these Articles to be acted upon as one unit and to be passed by a unanimous vote without debate. The Articles involved will thus be disposed of.

THE CONSENT CALENDAR WILL BE TAKEN UP AS THE FIRST ORDER OF BUSINESS AT THE COMMENCEMENT OF TOWN MEETING ON APRIL 9, 1986.

At the call of the Consent Calendar, the Moderator will call out the numbers of the Articles on the Consent Calendar, one by one. IF ANY VOTER HAS ANY DOUBT ABOUT PASSING ANY MOTION, OR WISHES AN EXPLANATION OF ANY SUBJECT ON THE CONSENT CALENDAR, OR HAS AN ADDITIONAL MOTION TO MAKE UNDER ANY ARTICLE, HE SHOULD STAND AND SAY THE WORD, "HOLD", IN A LOUD, CLEAR VOICE WHEN THE NUMBER IS CALLED. The Article will then be removed automatically from the Consent Calendar and restored to its original place in the Warrant, to be brought up, debated, and voted on in the usual way. Remember, it is only our opinion that these motions can be passed without debate. It is your opinion that counts, and if it differs from ours, we urge you to say so.

After the calling of the individual items on the Consent Calendar, the Moderator will ask that the Consent Calendar be adopted by a unanimous vote.

Note that any other Motions which might have been made under these Articles will be closed off.

In order for the Consent Calendar to be successful, it is necessary for people to review the Warrant carefully before coming to Town Meeting. If you have any questions about the Articles, please attend the Warrant Hearing. You may also call the Executive Secretary, Edward N. Perry, at 358-7701, before Town Meeting time.

ARTICLES PROPOSED FOR CONSENT CALENDAR

ARTICLE	MOTION
Article 6 - COMPENSATION OF ELECTED OFFICERS:	Move in the words of the Article. (see page 51)
Article 34 -"SMITH ESTATES" EASEMENTS:	Move in the words of the Article. (see page 102)
Article 37 - AUTHORIZE SELECTMEN TO SELL OR TRADE:	Move in the words of the Article, in order to authorize disposal of the property listed under Article 37. (see page 108)
Article 38 - AUTHORIZE TREASURER TO BORROW:	Move in the words of the Article. (see page 109)

FINANCE COMMITTEE REPORT

BACKGROUND

Proposition 2 1/2 - Goals and Objectives

Prior to the implementation of Proposition 2 1/2 in 1982, property taxes in the Commonwealth of Massachusetts were among the highest in the nation. The cities and towns of the Commonwealth relied primarily on property and excise taxes to finance the cost of local government. Local government, particularly in the large cities, was considered inefficient and wasteful.

The proponents of Proposition 2 1/2 believed that a restriction on property and excise taxes would force the state to replace the lost revenues with funds raised by other means such as the state income tax. It was also assumed that restricting the growth of the traditional revenue sources would create pressure to improve the efficiency and cost effectiveness of local government without reducing the level of services.

The limitations of Proposition 2 1/2 were not absolute. Local governments are subject to the same economic forces as the rest of the world. If the new revenue sources proved to be inadequate, or if costs for needed town services increased beyond the revenue limits, an override mechanism could be used to provide the additional funds.

Proposition 2 1/2 - Its First Five Years

Five years have passed since the implementation of Proposition 2 1/2, but not all of the original goals have been met. Its most important success, the decreased reliance on property taxes, has been well chronicled. What has not been given adequate recognition are the failures of Proposition 2 1/2.

The statutory burdens imposed by Proposition 2 1/2 have been equally shared by the cities and the suburban towns. However, the pressure for more efficient government has fallen primarily on the smaller communities. The larger communities have been sheltered from the effects of Proposition 2 1/2 thanks to the changes in the state aid formula.

The distribution of state aid has changed to the distinct advantage of the large cities. From 1978 to 1986 state aid to the large cities in the Commonwealth increased more than 278% while increasing only 64.9% for the typical suburban community. During that same period, state aid for Wayland increased only 42%.

The effect of this inequity has been to reduce the tax levy of the typical large city by 17% while the suburban towns have experienced an increase of 27%. State aid now represents more than 40% of the revenues for the typical large city (but only 16% for Wayland). Thus the inefficiencies that have long characterized government in the large cities of the Commonwealth have not been affected by the pressure of 2 1/2.

The impact of Proposition 2 1/2 on the smaller communities has been more severe and in some cases, devastating. Vital town services in the most seriously affected communities have been cut to the bone. A significant increase in the tax base due to development or overrides of Proposition 2 1/2 have been the primary sources of relief for those communities that have not felt the impact as strongly.

Wayland and Proposition 2 1/2

Each year, for the past five years, the Finance Committee has predicted that a real reduction in town services was coming. Yet, the impact of Proposition 2 1/2 on Wayland appears at first glance to be limited, except for personnel and service cuts in 1982. It seems that our community has survived the first five years without any significant effect on the quality and quantity of town services. How can this be?

The answer to this question has many parts. First, some town services have deteriorated. Wayland has not had a major road rebuilding or reconstruction project since the first year of Proposition 2 1/2. The average age of Wayland's capital equipment has increased to the point where the ability of some departments to carry out their mission is threatened. At the same time, personnel costs expressed as a percent of total budget have increased from 63.2% in 1981 to 67.8% in 1987. This means that in 1987, Wayland will spend $767,300 or 4.7% more of the budget on personnel costs rather than capital equipment or ongoing maintenance. Clearly this is a trend that has real and obvious limits.

Another part of the answer has to do with the increased efficiency of town government. While it is extremely difficult to measure the efficiency of town government, we do have some evidence that Wayland has been managed better than most of the communities in the Greater Boston Area. The first piece of evidence is the report of the Town's auditing firm, Arthur Andersen & Company. At a hearing reviewing the results of the Town's annual audit, representatives from Arthur Andersen & Company stated that Wayland has the best and most sophisticated financial control system in the Greater Boston area.

A second piece of evidence comes from a study of 114 public school systems in eastern Massachusetts. Wayland was second only to Weston in the ranking of the school systems. Yet, on a per pupil basis, the cost of education in Wayland is only 82% of that in Weston.

Finally, part of the answer is contained in the inherent problems of creating a budget. State Law prohibits the Town from spending more than it takes in. Thus the budget process requires the Finance Committee to estimate both controllable and noncontrollable costs and revenues. Because budget estimates become ceilings, costs are more easily predicted and controlled than revenues. When we examine Revenues, Expenditures and Continued Appropriations shown below, we find evidence to support this observation. In each year shown, actual expenditures were less than budget. In addition, budgeted costs were closer to actual costs than budgeted revenues were to actual revenues.

Had the Finance Committee's predictions proven to be correct, Wayland would have no Free Cash and would be faced with severe cuts in services. Fortunately, the Town Departments have been coming in under budget, and the actual revenues exceeded budgeted revenues by a significant amount, which provided important relief from the pressure on the Town's finances.

Four factors other than state aid combined to produce the additional revenues. First, real estate development increased the tax base of the Town. Second, thanks to a significant increase in new car purchases in Wayland, excise taxes went up dramatically. Third, interest rates continued to produce higher levels of income than anticipated. The higher levels of income came both from higher than anticipated interest rates and from higher levels of free cash on which the interest was earned. Fourth, Wayland's miscellaneous revenue from fee supported programs, tax title sales, etc., have generated significantly more income than was anticipated.

We can summarize Wayland's first five years under Proposition 2 1/2, as follows. The reduction in the quality and quantity of services provided by the Town is not immediately obvious. Wayland has benefited by revenue increases that were not predicted and can not be expected to continue. The Finance Committee anticipates that the budget process will be far more difficult in the years ahead.

The 1987 Budget

The Finance Committee began the budget deliberations this year with two questions. What will it cost to provide the same level of services as last year? How much money is available to provide these services? We assumed that the town wished to maintain the current level of services if adequate funding was available. Our

initial analysis indicated that a budget guideline of 4% could be accomplished within the budgetary limits of Proposition 2 1/2 if we used approximately $376,000 from Free Cash. This was possible because the 1986 revenues are higher than originally projected. This is an increase of $126,000 over last year's transfer from Free Cash.

Several of the budgets received back from the Town departments exceeded the 4% guideline. The bulk of the overages were requests for capital equipment. At the same time the Capital Planning Committee notified the Finance Committee of its concern about the aging of the Town's capital equipment. Equipment held well beyond its replacement age tends to be unavailable or unreliable. The Fire Department's request for a new fire engine is an example of this problem. In the request for the new engine, Fire Chief Profit notes that the average age of our fire equipment is exceeded by only two towns in our area, Acton and Concord, and that Concord is replacing two engines this year. The Finance Committee believes that the concern about the average age of the Town's capital equipment expressed by the Capital Planning Committee needs to be addressed by the Town.

Among the items complicating the town budget process was the issue of the landfill. Due to changes in the Commonwealth's specifications for landfill liner design, the Town has been uable to find a contractor that will install a new liner within the amount approved at the 1984 Annual Town Meeting. This year the Road Comissioners instituted a new policy requiring permits for dumping at the landfill. This program was instituted to prevent unauthorized dumping at the landfill and to begin to place the landfill on a fee supported basis. The Road Commissioners have also proposed taking over the operation of the landfill from the private contractor. It is their feeling that Town operation of the landfill will result in a higher degree of compaction, better control of usage and therefore a longer useful life for the facility. The Road Commissioners have requested that this be reported as a separate line item in the Town budget. It is clear that capital expenditures for the liner and for operating equipment will be required regardless of private or public operation.

The Finance Committee had to deal with the issue of road reconstruction and repair again this year. Unfortunately the answer was similar to that given in the past. The Town cannot afford major capital repairs or reconstruction within the Proposition 2 1/2 guidelines.

Proposition 2 1/2 Override

The Finance Committee has recommended to the Selectmen that two override questions, dealing with the capital equipment requests and road reconstruction, be placed before the voters. The first question, requesting approval for the capital equipment for the Town covers the following items:

$125,000 - New pumper for Fire Department
$200,000 - Landfill Equipment
$110,000 - Landfill liner and testing
$ 29,500 - Park and Recreation Trucks (2)
$116,000 - Highway Department Trucks
$ 15,000 - Conservation Commission Truck
$ 35,000 - Computer equipment for schools

The Finance Committee recommends favorable action by the voters on this question. The issues surrounding the aging of the Town's capital equipment and the problems of financing the equipment within the Proposition 2 1/2 limits have been dealt with above. Should the override question fail, there are insufficient funds to satisfy all the requests. Accordingly, the Finance Committee will support only those expenditures required to assure the continued operation of the landfill.

The remaining override question deals with the reconstruction of roads. As mentioned above, Wayland has not had a major road rebuilding or reconstruction project since the first year of Proposition 2 1/2. At the 1982 Town Meeting, the Road Policy Committee presented its report which summarized the comprehensive study of the Wayland road system conducted by the engineering firm of Linenthal Eisenberg & Anderson. It recommended a major road rebuilding and reconstruction program that would bring the Wayland road system up to a reasonable level of repair and safety. That report was accepted by Town Meeting. The first problem road to be dealt with under the program was Old Connecticut Path. This was also the last road to be reconstructed under this program because of the Proposition 2 1/2 funding limitations. The Finance Committee supports the road override question. Reconstruction of Stonebridge Road will resolve a serious safety problem that was identifed in the 1982 Study. This road was included among the high priority problems that were scheduled for the first phase of the reconstruction program.

THE FUTURE

Sources of Funds

The major source of funds for Town services outside of the tax levy are federal revenue sharing, state aid (cherry sheet), Excess & Deficiency (E&D) or Free Cash, interest rates, new real estate development (additions to the tax base), excise taxes, user fees, and the elimination of services.

Federal revenue sharing is ending. The acknowledged discrimination against communities like Wayland in the state aid distribution formula will continue. More aggressive anticipation of revenues will end the annual renewal of E&D and thus eliminate it as a source of funds. Interest rates appear to

be heading lower, forcing a reduction in revenue due to both lower rates as well as the lower levels of free cash on which the interest is earned. This leaves new real estate development, Wayland's capacity for new cars (excise taxes), user fees and elimination of services as the sources of funds in the future. The conclusion the Finance Committee has drawn is that major service cuts are in Wayland's future without overrides of Proposition 2 1/2 or increases in state aid.

New Costs

There are some indications that local government will soon be assessed approximately 1.5% of its payroll by the federal government as a contribution to Medicare. In addition, the unfunded pension liability of the cities and towns of the Commonwealth is now considered a major problem that will be addressed by the state legislature. Current estimate of Wayland's obligation is approximately $12,000,000. The Finance Committee, this year, ended a program of voluntary contributions to fund the pension liabilities in order to free up funds for current needs.

A Word of Concern About Local Government

For the last several years participation in town government has been declining. It has become more difficult to find citizens willing to work on the various town committees. Town meeting attendance has been disgracefully low. As we enter a period where funding for town services becomes more difficult and reduction of town services becomes necessary, we cannot allow the future of the town to rest in the hands of special interest groups. Yet this is clearly the future without greater participation in town government. When only 150 people turn up for Town Meeting it becomes absurdly easy for small special interest groups to have their way.

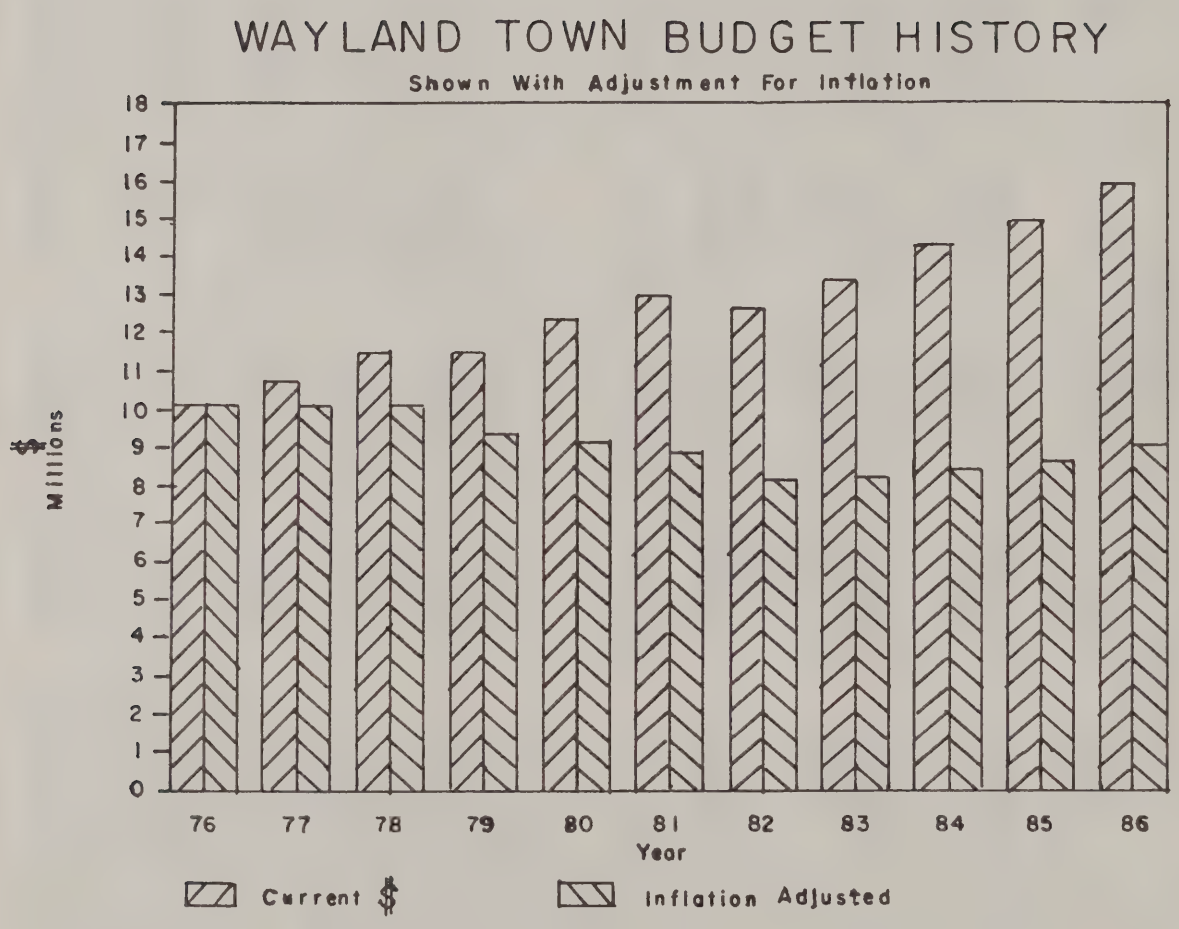
A Word of Thanks

The preparation of the budget and the Warrant would be an impossible job without the support of the dedicated staff at the Town Office Building. Wayland is truly fortunate to have such a capable and unselfish staff. The Finance Committee is particularly indebted to the Executive Secretary, to the Assistant Executive Secretary/Associate Town Counsel, the Finance Director, the Town Office Administrator, and the Word Processing Coordinator. They have made an impossible job possible.

TOWN OF WAYLAND
GENERAL FUND
(Unaudited)

Statements of Revenues, Expenditures and Continued Appropriations - Budget vs. Actual

	Year Ended June 30, 1985		Year Ended June 30, 1984		Year Ended June 30, 1983	
	Budget	Actual	Budget	Actual	Budget	Actual
Revenues:						
General Prop. Taxes	$11,811,490	$11,990,339	11,466,270	11,481,268	11,113,691	11,113,691
M.V. Excise Taxes	535,299	648,535	435,528	535,299	350,000	443,341
Licenses and Permits			91,737	130,112	118,143	91,737
State Grants and Distributions	2,478,925	2,595,104	2,411,139	2,523,468	2,242,880	2,311,911
Charge for Services	230,226	220,013	169,075	168,861	132,921	
Special Assessments	1,427	4,064	2,641	6,946	—	2,641
Fines, Forfeits and Penalties	36,905	47,908	24,978	37,809	24,651	24,978
Other	470,225	658,845	377,313	452,897	147,055	407,535
Total Revenue	15,564,498	16,166,608	14,942,527	15,336,874	14,165,281	14,528,755
Expenditures and Continued Appropriations:						
General Government	1,603,735	1,556,647	1,028,919	1,018,575	1,602,107	1,596,090
Public Safety	1,919,050	1,904,884	1,733,907	1,721,874	1,573,497	1,558,150
Public Works	909,872	857,506	1,090,753	1,018,417	1,019,604	915,393
Health	269,898	267,080	265,427	261,966	264,989	262,889
Education	8,726,032	8,726,032	8,465,173	8,464,780	7,903,067	7,868,209
Debt Service	630,557	581,789	504,295	464,352	449,579	436,401
Culture-Recreation	718,819	712,022	369,192	364,332	362,803	360,903
Other	897,877	864,170	2,115,852	2,031,665	1,185,198	1,047,495
Total Expenditures and Cont. Approp.	15,675,840	15,470,130	15,573,518	15,345,961	14,360,844	14,045,530
Excess (deficiency) of Revenues over Expend. and Cont. Approp.	(111,342)	696,478	(630,992)	(9,087)	(275,563)	483,225


WAYLAND TOWN BUDGET HISTORY
Shown With Adjustment For Inflation
$ Millions
0
1
2
3
4
5
6
7
8
9
10
11
12
13
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15
16
17
18
76
77
78
79
80
81
82
83
84
85
86
Year
Current $
Inflation Adjusted

TABLE I

WAYLAND INCOME AND EXPENSE STATEMENT

	FY 1983	FY 1984	FY 1985	FY 1986	1987 Est.
Budget	$ 13,387,156	$ 14,289,951	$ 14,946,470	$ 15,922,536	$17,385,910
Articles & Water Budget	+ 610,349	+ 880,833	+ 828,925	+ 1,789,819	+ 655,300
TOTAL TOWN EXPENSE	13,997,505	15,170,784	15,775,395	17,712,355	18,041,210
Net "Cherry Sheet"	- 1,318,644	- 1,442,322	- 1,457,826	- 1,514,299	- 1,465,515
	12,678,861	13,728,462	14,317,569	16,198,056	16,575,595
Overlay Expense	+ 149,980	+ 129,746	+ 298,810	+ 125,776	+ 125,000
	12,828,841	13,858,208	14,616,379	16,323,832	16,700,595
Federal Revenue Sharing	- 217,000	- 200,000	- 170,000	- 150,000	- 100,000
Net To Be Raised by Town	12,611,841	13,658,208	14,446,379	16,173,832	16,600,595
Estimated Receipts	- 792,821	- 1,090,117	- 1,274,083	- 1,326,401	- 1,700,000
Net To Be Raised	11,819,020	12,568,091	13,172,296	14,847,421	14,900,595
From Available Funds, Free Cash, Borrowings	- 555,350	- 972,074	- 1,106,201	- 2,274,919	- 1,553,456
To Be Raised From Taxes	11,263,670	11,596,017	12,066,095	12,572,512	13,347,139
Assessed Valuation	475,060,755	474,663,005	609,000,000	613,000,000	628,851,852
Tax Rate = Total Costs / Valuation x 1000	23.71	24.43	19.73	20.35	21.22

TABLE II

SIX-YEAR HISTORICAL BUDGET SUMMARY

Fiscal Year	School	Town	Total	Increase	%
1987	9,635,119	7,750,791	17,385,910	1,514,000	9.2 *
1986	9,119,993	6,802,862	15,922,855	976,385	6.5
1985	8,699,573	6,246,897	14,946,470	656,619	4.5
1984	8,360,632	5,931,933	14,289,951	902,795	6.7
1983	7,978,012	5,409,144	13,387,156	648,759	5.1
1982	7,344,365	5,394,032	12,738,397	-285,300	-2.19
1981	7,648,940	5,363,157	13,012,097	668,205	5.4

*Includes Equipment Bond of 3.1%.

TABLE III

TOWN REVENUES, EXCLUSIVE OR REAL ESTATE TAXES

	FY 1982	FY 1983	FY 1984	FY 1985	FY 1986	Est. FY 1987
Auto Excise	355,000	350,000	435,000	535,000	648,500	648,500
Fees, Fines, Interest	479,200	442,821	655,117	720,283	677,901	1,051,500
Fed. Revenue Sharing	195,000	217,000	200,000	170,000	150,000	100,000
Net Receipts From State	1,339,836	1,318,644	1,442,322	1,457,826	1,514,299	1,465,515
	2,369,036	2,328,465	2,732,439	2,883,109	3,031,925	3,265,515
Raised from Taxes	10,639,700	11,263,691	11,596,017	12,022,001	12,572,512	13,347,139

FIVE-YEAR OVERVIEW

Percent of the Budget by Departments

Department	% 1983	% 1984	% 1985	% 1986	% 1987
General Government	6.9	6.7	6.8	6.9	7.0
Protection	11.2	11.8	12.5	12.5	12.5
Health	1.9	1.9	1.7	1.8	1.7
Highway	4.7	5.0	4.5	5.2	4.2
Landfill	--	--	--	--	2.0
Veteran's Benefits	.1	.1	.1	.1	.1
Schools	58.8	57.4	57.7	56.7	54.8
Reg. Voc. School	.8	1.0	.5	.6	.6
Libraries	1.8	1.8	2.0	1.8	1.8
Park & Recreation	2.1	1.9	1.8	1.8	1.9
Fee Supported Programs	.3	.4	.5	.9	.9
Unclassified	7.2	7.2	6.4	6.1	5.5
Debt & Interest	3.4	3.5	4.2	4.4	5.7
Wayland/Sudbury Septage	.9	1.3	1.3	1.2	1.3

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. Town of Wayland

* * * WARRANT * * *

To any of the Constables of the Town of Wayland, Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify all residents of the Town of Wayland, who shall be qualified to vote in accord with the provisions of G.L. Chapter 51, Section 1, to come to their respective polling places (Precinct 1 in the Gymnasium of the Town Building and Precinct 2 in the Junior High School) on

MONDAY, APRIL 7, 1986 BETWEEN 7:00 A.M. AND 8:00 PM.

to choose the following Town officers by ballot from Wayland's registered voters for the following terms of office:

A Moderator for one year;

A member of the Housing Authority for two years;

A Selectman, a Town Clerk, a member of the School Committee, one Assessor, two Trustees of the Public Library, a member of the Board of Health, a Road Commissioner, a member of the Planning Board, two members of the Park and Recreation Commission, one Water Commissioner, one Commissioner of Trust Funds, each for three years;

A member of the Planning Board for four years;

A member of the Planning Board, one member of the Housing Authority, each for five years;

as well as such other Town officers as may be necessary.

And to vote "Yes" or "No" upon the following Referendum Questions:

QUESTION NO. 1

"Shall the Town of Wayland be allowed to exempt from the provisions of Proposition Two and One-half, so-called, the amounts required to pay for the bond issued in order to purchase equipment for the Fire Department (Fire Pumper), Highway Department (Misc. Equipment), Highway Department Landfill (Misc. Equipment), School Deprtment (Student Computers), Conservation Department (Truck), Park and Recreation Department (Two Trucks), and to provide engineering and construction funds for the liner at the landfill"?

QUESTION NO. 2

"Shall the Town of Wayland be allowed to exempt from the provisions of Proposition Two and One-half, so-called, the amounts required to pay for the bond issued in order to reconstruct a portion of Stonebridge Road?"

You are also required to notify all such residents of Wayland to meet in the Field House of the Wayland High School on

WEDNESDAY, APRIL 9, 1986, AT 7:45 PM

to act on the following Articles:

Notice: It is the intention of the Finance Committee to request of the Town that if adjourned meetings be necessary to complete the action on the Warrant, they be held Thursday, April 10, and Monday, April 14, Wednesday April 16, and Thursday, April 17, 1986.

Note Regarding Quantum of Vote: For those articles involving appropriations which are anticipated to be provided by taxation or from available funds or transferred funds previously appropriated for another purpose, a majority quantum of vote is indicated. For articles which are anticipated to be funded by borrowing, a two-thirds quantum of vote is indicated.

Certain articles request the action of Town Meeting under its general legislative powers (i.e., to hear and accept reports, to appoint a committee, to adopt a resolution or "sense of the meeting" vote, etc.), and in such cases no particular statute is referenced. Town Counsel has advised that, as a matter of common-law precedent in Massachusetts, such matters are to be decided by a majority vote.

ARTICLE 1. HEAR REPORTS

Article 1. To receive and act upon reports of Town officers, agents, trustees, commissioners, boards, and committees, or take any action relative thereto.

QUANTUM OF VOTE: Majority.

ARTICLE 2. CHOOSE OFFICERS

Article 2. To choose Town officers, agents, trustees, commissioners, boards, and committees not elected by the official ballot.

QUANTUM OF VOTE: Majority - see Mass. G.L. Ch. 41, Sec. 1.

ARTICLE 3. AMEND WAGE AND SALARY PLAN

Proposed by: Personnel Board

Article 3. To see whether the Town will vote to amend Article II, Section 1 of the Wage and Salary Classification Plan previously adopted by the Town by making the following additions, deletions, or modifications thereto and by establishing effective dates for such amendments; or take any action relative thereto.

ARTICLE II

SALARY AND WAGE RATES

SECTION 1. The positions of all non-elected Town employees are classified under the following job titles with the wage and salary rates set forth:

ADMINISTRATIVE AND PROFESSIONAL*
FISCAL YEAR 1987 SALARY RANGE

POSITION TITLE	MIN.	MID.	MAX.
Executive Secretary	$39,500	$49,400	59,300
Asst.Exec.Sec./Assoc.Town Counsel	37,800	47,300	56,800
Personnel & Grants Admin.	24,050	30,050	36,050**
Office Administrator	20,650	25,800	30,950
Town Accountant/Finance Director	31,600	39,500	47,400
Treasurer/Collector	23,300	29,100	34,950
Data Processing Manager	25,050	31,300	37,550
Police Chief	33,400	41,700	50,000
Fire Chief	32,450	40,550	48,650
Town Surveyor	26,300	32,850	39,400
Building/Zoning Inspector	23,300	29,100	34,900
Dog Officer	14,100	17,600	21,100
Detached Social Worker	25,000	31,300	37,600
Library Director	25,700	32,150	38,550
Planning Administrator	22,800	28,500	34,200
Conservation Administrator	22,800	28,500	34,200
Park & Rec. Superintendent	27,200	34,000	40,800
Highway Superintendent	27,200	34,000	40,800
Chief Operator W/S Septage Plant	21,950	27,450	32,950
Water Superintendent	26,300	32,850	39,450

*Ranges adjusted up 4% by Personnel Board, effective 7/1/86
**The only adjustment to the FY86 Ranges since the November, 1985 Special Town Meeting was in the PGA Range which was adjusted from $21,900-27,400-32,900 to $23,100-28,900-34,700 effective January 13, 1986.

See Appendix A, Administrative & Professional Salaries, for salaries effective for FY86 on Annual Date of Appointment and reflected in the 1987 Budget.

NON-UNION SCHEDULE*

FISCAL YEAR 1987 SALARY RANGE

Grade	Minimum	1 Year	2 Years	3 Years
S-3	12,033	12,482	13,010	13,512
S-4	12,482	13,010	13,512	14,064
S-5	13,010	13,512	14,064	14,617
S-6	13,512	14,064	14,617	15,207
S-7	14,064	14,617	15,207	15,811
S-8	14,617	15,207	15,811	16,434
S-9	15,207	15,811	16,434	17,115
S-10	15,811	16,434	17,115	17,791
S-11	16,434	17,115	17,791	18,500
S-12	17,115	17,791	18,500	19,220
S-13	17,791	18,500	19,220	20,001
S-14	18,500	19,220	20,001	20,792
S-15	19,220	20,001	20,792	21,648
S-16	20,001	20,792	21,648	22,499
S-17	20,792	21,648	22,499	23,397
S-18	21,648	22,499	23,397	24,336
S-19	22,499	23,397	24,336	25,306
S-20	23,397	24,336	25,306	26,318

*Ranges adjusted up 4% by Personnel Board, effective July 1, 1986.

OFFICE STAFF - NON-UNION

Grade	Title	Fiscal Year	Starting Salary	After 1 Year	After 2 Years	After 3 Years
S-16	Secretary/WPC	1987	20,001	20,792	21,648	22,499
	Plus $2,000 Stipend					
Hrly.	Sen.Sec.Aide*	1987	6.90			
Hrly.	Sec.Aide*	1987	6.09			
Student	Sec. Aide*	1987	4.00	4.50	5.00	5.50

*Seasonal or intermittent employees. Not permanent employees, no fringe benefits.

TOWN SURVEYOR

Grade	Title	Fiscal Year	Starting Salary	After 1 Year	After 2 Years	After 3 Years
S-18	Senior Eng.Aide	1987	21,648	22,499	23,397	24,336

BOARD OF HEALTH

Grade	Title	Fiscal Year	Starting Salary	After 1 Year	After 2 Years	After 3 Years
S-18	Assoc. Det'd. Social Worker	1987	21,648	22,499	23,397	24,336
Hrly.	Health Inspt'r.	1987	11.37			

LIBRARY NON-UNION*

Grade	Title	Fiscal Year	Starting Salary	After 1 Year	After 2 Years	Maximum
Hrly.Libr.Clk. **		1987	6.25			
Hrly.Libr.Page **		1987	3.90			
Prof. Librarian**		1987	10.16			

*Reflects adjustments of 4% made by Personnel Board for FY 1987.
**Seasonal and intermittent employees; not permanent employees.

PARK & RECREATION*

Grade	Title	Fiscal Year	Starting Salary	After 1 Year	After 2 Years	After 3 Years
Seasonal	Secretarial	1987	4.75			
Seasonal	Laborer	1987	4.42	4.68	4.94	
Seasonal	Beach					
	Beach Director	1987	6.04	6.35	6.56	
	Head Lifeguard	1987	5.41	5.72	6.04	
	Lifeguard/Instructors	1987	4.68	5.00	5.31	
	Beach Police	1987	4.16	4.48	4.79	
	Swim Aide	1987	3.64	3.90	4.16	

*Reflects adjustment of 6% voted by the Personnel Board to bring wages closer in line with other communities.

COUNCIL ON AGING

Grade	Title	Fiscal Year	Starting Salary	After 1 Year	After 2 Years	After 3 Years
S-9	P.T. Program Coordinator	1987	8.35	8.68	9.04	9.40

JOINT COMMUNICATIONS

Grade	Title	Fiscal Year	Starting Salary	After 1 Year	After 2 Years	After 3 Years
S-14	Working Supervisor*	1987	18,500	19,220	20,001	20,792

*New position voted by the Personnel Board, effective 10/21/85. Position was formerly on the Professional Schedule.

ASSESSORS

Grade	Title	FY	Starting Salary	After 1 Yr.	After 2 Yrs.	After 3 Yrs.	After 4 Yrs.	After 5 Yrs.	After 6 Yrs.
*C-12	Pr. Clk.	1986	13,936	14,498	15,081	15,663	16,288	16,936	17,604
*S-14	Asst.Assr.	1986	17,788	18,481	19,232	19,992			
		1987	18,500	19,220	20,001	20,792			

*New Positions voted by the Personnel Board effective 02/10/86.

PART TIME/SEASONAL POSITIONS

Title*	Salary FY 1987
School Traffic Supervisors	3,576.56/yr.*
Substitutes	20.51/day*
Special Police, Matrons	9.31/hr.*
Call Firefighters	9.31/hr.*
Temporary Custodians	7.27/hr.*
JCC P-T Dispatcher	6.62/hr.*

*Reflects adjustments of 4% made by Personnel Board for FY 1987.

COMMENTS: This Article reflects action taken by the Personnel Board since the last Town Meeting. This includes adjustment of the salary ranges for the Administrative and Professional employees, for the S Schedule employees, a wage adjustment for seasonal employees for Park & Recreation, creation of the new position of Working Supervisor and for the Joint Communication Center and the reevaluation of two jobs in the Assessing Department. The wage adjustments for Seasonal employees in the Park & Recreation were voted in order to be more competitive in the job market for these jobs. The reevaluation of the positions in the Assessing Department was brought about by the retirement of two employees and by the opportunity to do more of the assessing work in the Assessors' Office and less with contract services.

No settlements with the Union employees have been reached in time for inclusion in the Warrant.

ARGUMENTS OPPOSED: The Finance Committee has not heard or discovered any.

ARGUMENTS IN FAVOR: This Article ratifies the action taken by the Personnel Board in carrying out the duties specified in the Town's By-Laws and delegated to it by the Board of Selectmen.

RECOMMENDATION: The Finance Committee recommends approval of this Article.

QUANTUM OF VOTE: Majority - See Mass. G.L. Ch. 41, Sec. 108A.

ARTICLE 4. TRANSFERS - CURRENT FISCAL YEAR

Proposed by: Finance Committee

Estimated Cost: $50,000

Article 4. To see if the Town will appropriate a sum or sums of money for the operation and expenses of various Town departments for the current fiscal year; to determine whether such appropriations shall be provided by appropriation from available funds, by transfer of funds already appropriated for another purpose, by funds received as grants from the Commonwealth or Federal government, by borrowing under the authority of the General Laws, or otherwise; and to determine what Town officer, board or committee or combination of them shall be authorized to expend the money or monies appropriated therefor; or take any action relative thereto.

COMMENTS: This Article was inserted in the Warrant by the Finance Committee for the purpose of providing funds in the current year for departmental needs, unforeseen at budget time or for events that occurred affecting budgets of various departments after the Special Fall Town Meeting.

This year there is be only one transfer requested under this Article. The Finance Committee recommends an appropriation from Free Cash.

Oil Spill Clean-up - Claypit Hill School: $50,000

A leak in the underground oil tank at the Claypit Hill School caused contamination of the subsoil under the tank and around the tank. The DEQE requires that this soil be removed and disposed of. While an exact cost is not fully ascertainable at this time, we believe $50,000 would represent a conservative supplement to the School budget to cover this cost.

ARGUMENTS OPPOSED: None considered.

ARGUMENTS IN FAVOR: This expenditure covers a necessary unexpected cost, and will supplement the School budget voted at last Annual Town Meeting.

RECOMMENDATION: The Finance Committee recommends approval of the Article.

QUANTUM OF VOTE: Majority - See Mass. G.L. Ch. 40, Sec. 5, Ch. 44, Sec. 33B.

ARTICLE 5. RAISE AND APPROPRIATE - BUDGET

Proposed by: Finance Committee

Article 5. To see what sum of money the Town will appropriate for the operation and expenses of the Town, including capital expenditures for equipment, improvements or other purposes, and to determine whether such appropriation shall be provided by taxation, by appropriation from available funds, by transfer of funds already appropriated for another purpose, by borrowing under the authority of the General Laws, or otherwise; or take any action relative thereto.

COMMENTS: Following the Finance Committee's recommendation is a budget summary of the motion the Finance Committee expects to make under the Article. See the Finance Committee Report for additional budget information.

RECOMMENDATION: The Finance Committee recommends approval of the Article.

QUANTUM OF VOTE: Majority - see Mass. G.L. Ch. 40, Sec. 5, Ch. 44, Sec. 33B

MOTION UNDER ARTICLE 5.

For what it considers to be the proper management of the Town and its finances, the Finance Committee makes the following recommendations, and they are, therefore, incorporated under the motion to be made under Article 5 at the Annual Town Meeting, as follows:

> That all employees in the Wayland Town Building, the Public Safety Building and the Cochituate Town Building, other than elected officials and those of the School Department, come under the supervision of the Executive Secretary, and that he be charged with the operation, maintenance, and administration of these buildings, their equipment and their grounds; except as to the Wayland Town Building, the Executive Secretary shall be responsible also for its use;
>
> That the operation of the landfills be under the supervision of the Road Commissioners;
>
> That the appropriation under Conservation Commission for "Conservation Fund" be maintained as a fund against future purchases and not be expended without further direct vote of the Town;
>
> That the Town Collector continue to act as Collector for the Water Department, and that all fees and penalties from whatever source be turned over to the Town as Town Income;

That all purchases of Data Processing Equipment be submitted to the Data Processing Committee for approval before such purchase is made;

That the appropriation for "Hydrant Rental" of $41,000 for the Water Department granted in the budget be transferred to "Water Available Surplus";

That the sum of $100,000 from "Revenue Sharing PL-94-488" be transferred from this account for application against the Police Department item "Salaries";

That the Office of the Town Clerk be continued on a salary basis and that all fees from whatever source derived be turned over to the Town as Town Income;

That all fees, wages, or payments made to the Tree Warden, from whatever source, be turned over to the Town as Town Income.

BUDGET SUMMARY

	Appropriated FY 1985	Appropriated FY 1986	Budget FY 1987	Percent Increase
General Government	1,015,065	1,126,675	1,220,275	8.3 *1
Protection	1,865,669	1,984,656	2,172,759	9.5 *2
Health	260,718	277,123	296,788	7.1 *3
Highway	547,238	701,411	731,400	4.3
Landfill	118,110	123,110	349,200	183.6 *4
Septage Facility	193,530	193,530	231,000	19.4
Veteran's Benefits	13,200	13,200	13,200	--
Schools	8,617,382	9,031,382	9,531,309	5.5
Reg. Voc. School	82,191	88,611	103,810	17.2
Libraries	292,228	295,780	309,214	4.5
Park & Recreation	270,888	284,275	324,356	14.1 *5
Fees Supported Prog.	80,508	129,700	149,661	15.4
Unclassified	959,186	963,400	954,595	-1.0
Debt & Interest	630,557	710,002	998,343	40.6 *6
	14,946,470	15,922,855	17,385,910	9.2 *7

1. $50,000 for Tri-Annual reassessment represents 4.4% of budget increase. $15,000 for Conservation truck represents 1.3% of budget increase. Regular operating budget increased by 3.4%.

2. $125,000 for Fire Pumper represents 6.3% of budget increase. Regular operating budget increased by 3.2%.

3. $7,000 extra for Hazardous Waste & Water Quality Programs represents 2.5% of the budget increase. Regular operating budget increased by 4.6%.

4. Equipment purchases of $200,000 represents 162% of increase. Operating budget increased by 21.6% due to the Town's taking over operation of the landfill.

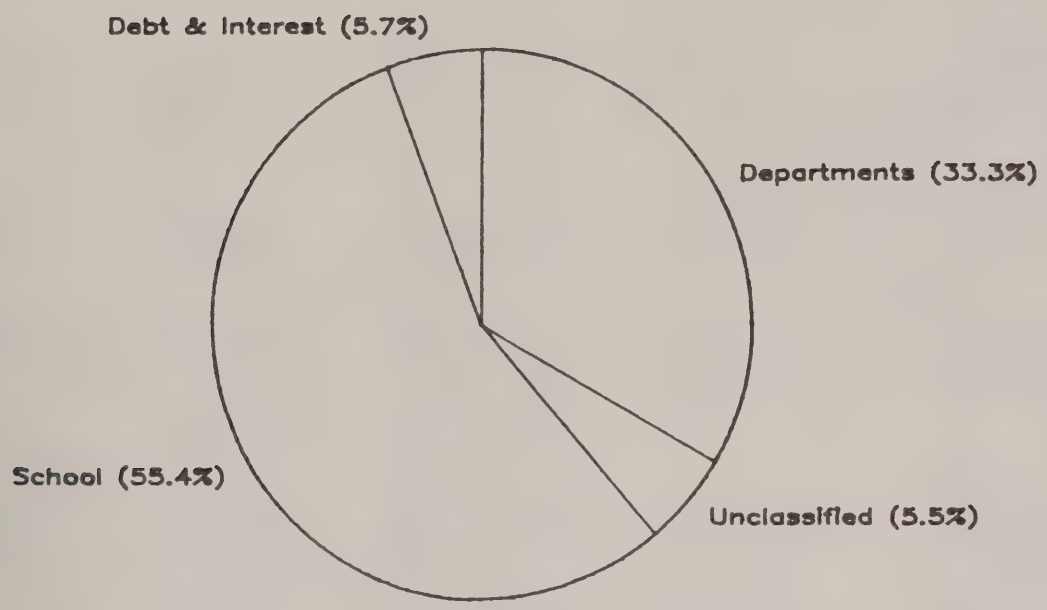
5. Equipment purchase represents 10.4% of the budget increase. Regular operating budget increased by 3.7%.

6. Debt & Interest increase is due to sale of Library, Surface Water Quality and Equipment Bonds.

7. Equipment purchases represent 3.1% of the total Budget increase. Increase in Federal Debt & Interest represents 1.8%. Regular operating budget of the Town increased by 4.3%.

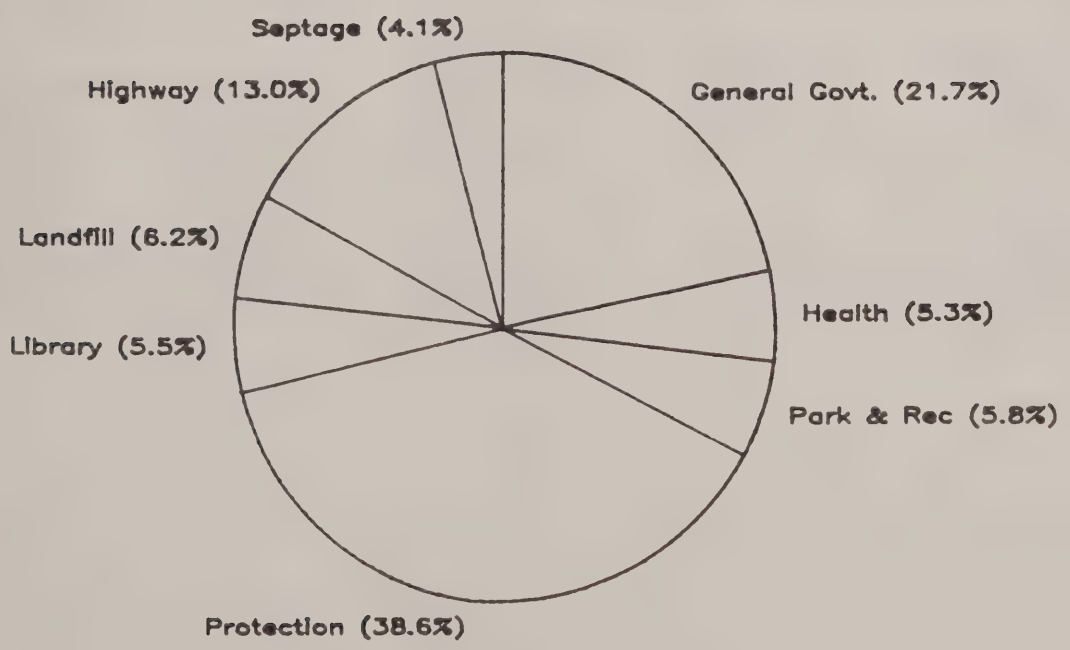
WAYLAND TOWN BUDGET

Fiscal Year 1987



WAYLAND TOWN BUDGET by Departments

Fiscal Year 1987



FINANCE COMMITTEE BUDGET FOR FISCAL YEAR 1987
(July 1, 1986 - June 30, 1987)

	EXPENDED FY 1985	APPROPRIATED FY 1986	REQUESTED FY 1987	ITEM NO.
SELECTMEN				
Salaries	500	500	500	1
Expense	4,353	4,356	4,536	2
Out of State Travel	--	50	50	3
Real Estate Option	--	450	450	4
McManus Project	20,000	--	--	5
Town Meeting Committee	--	--	--	6
Cable TV Committee	--	2,500	--	7
	24,853	7,856	5,536	
CIVIL DEFENSE				
Salary	1,300	1,400	1,400	8
Equipment-Ammo-Supplies	5,186	5,131	6,131	9
Uniforms	4,757	4,757	3,757	10
	11,243	11,288	11,288	
TOWN OFFICE				
Salaries	224,211	229,907	233,895	11
Expense	32,244	32,250	34,100	12
Equipment	7,334	5,000	5,000	13
Telephones	34,706	31,000	34,850	14
Gasoline	19,355	--	--	15
Professional Services	18,400	17,000	22,000	16
	336,250	315,157	329,845	
WAYLAND TOWN BUILDING				
Salaries	39,860	42,565	44,268	17
Building Utilities	75,097	79,400	79,400	18
Expense	32,389	10,400	18,300	19
Driveway Repair	--	--	7,000	20
	147,346	132,365	148,968	
OTHER TOWN BUILDING-COCHITUATE				
Expenses	16,960	17,900	20,000	21
LOKER SCHOOL (Paid entirely from fees)				
Salaries	18,057	19,504	18,000	22
Expense	36,303	40,720	43,004	23
Capital Replacement	996	7,500	7,500	24
	55,356	67,724	68,504	
DATA PROCESSING				
Manager	30,915	30,800	34,300	25
Computer Operator	1,045	2,000	2,000	26
Total Salaries	31,960	32,800	36,300	

	EXPENDED FY 1985	APPROPRIATED FY 1986	REQUESTED FY 1987	ITEM NO.
Expenses:				
Forms & Supplies	15,300	14,300	10,000	27
Engineering Fees	--	--	--	28
Education/Out of State Travel	200	1,700	100	29
Equipment:				
Rental and Repairs	25,200	25,200	25,300	30
New Computer Supplies & Programs	15,547	--	20,000	31
Professional Services:				
Computer	12,900	10,200	16,000	32
Total Data Processing	101,107	84,200	107,700	
TREASURER/COLLECTOR				
Treasurer/Collector Sal.	26,499	27,900	30,200	33
Clerical Salary	26,866	28,581	30,789	34
Total Salaries:	53,365	56,481	60,989	
Expenses:				
Operating Expense	1,358	1,632	1,627	35
Tax Title Expense	154	4,900	2,300	36
Deputy Collector Expnse	1,000	1,000	1,000	37
Excise Tax Program	--	11,000	12,500	38
Total Treasurer/Collector	55,877	75,013	78,416	
ASSESSORS				
Salaries	4,598	4,600	4,600	39
Clerical	34,124	36,609	37,473	40
Expense	676	1,400	1,550	41
Professional Services	400	1,550	2,000	42
Property Reassessment	67,181	--	50,000	43
	106,979	44,159	95,623	
FINANCE COMMITTEE	100	100	100	44
PERSONNEL BOARD				
Expense	499	500	500	45
Adjustment Fund	--	20,000	22,500	46
Handbook	--	500	500	47
	499	21,000	23,500	
TOWN COUNSEL				
Professional Services	77,061	80,000	80,000	48
Accrued Taxes	472	1,500	1,500	49
Legal Expenses	2,545	1,500	1,500	50
	80,078	83,000	83,000	

	EXPENDED FY 1985	APPROPRIATED FY 1986	REQUESTED FY 1987	ITEM NO.
REGISTRARS				
Salary	200	300	300	51
Listing	1,359	1,500	1,500	52
	1,559	1,800	1,800	53
TOWN CLERK				
Town Clerk Salary	21,197	21,100	22,300	54
Town Clerk Added Comp.	400	400	400	55
Clerical	11,266	13,397	12,408	56
Expense	1,565	1,333	1,333	57
Book Binding	1,010	--	--	58
State Census	784	--	--	59
	36,222	36,230	36,441	
ELECTIONS				
Officers Salaries	2,664	1,370	2,933	60
Expense	851	375	710	61
	3,515	1,745	3,643	
PLANNING BOARD				
Expense	4,367	5,400	5,400	62
Professional Services	5,894	2,000	2,000	63
Mainstone Evaluation	1,810	5,000	5,000	64
Planning Administrator	--	25,000	25,000	65
	12,071	37,400	37,400	
TOWN SURVEYOR				
Town Surveyor Salary	32,874	32,200	34,700	66
Engineering Aides Sal.	33,738	23,720	24,540	67
Total Salaries	66,612	55,920	59,240	
Expense	2,026	2,340	2,340	68
Vehicle Expense	--	800	800	69
Computer System/Maint.	--	70,000	1,350	70
Implementation Assistance	--	10,000	--	71
Total Town Surveyor	68,638	139,060	63,730	
CONSERVATION				
Expense	1,993	1,738	4,128	72
Professional Services/Misc.	2,710	4,000	2,000	73
Vehicle Expense	185	350	--	74
Salaries	19,980	23,500	26,600	75
New Truck	--	--	15,000*	76
	24,868	29,588	47,728	
Programs Paid Entirely From Fees:				
Community Gardens	1,238	1,525	3,614	77

	EXPENDED FY 1985	APPROPRIATED FY 1986	REQUESTED FY 1987	ITEM NO.
HISTORICAL COMMISSION				
Professional Services	--	292	860	78
Expense	1,588	822	254	79
Microscope	--	800	--	80
	1,588	1,914	1,114	
SURFACE WATER QUALITY	19,296	5,000	5,000	81
HISTORIC DISTRICT COMMISSION	--	25	25	82
COUNCIL ON AGING				
Salaries	9,131	12,626	13,740	83
Operating Expenses	--	--	3,300	84
Equipment	--	--	400	85
Custodial	--	--	1,860	86
Transportation	--	--	28,000	87
	9,131	12,626	47,300	
TOTAL GENERAL GOVERNMENT	1,114,774	1,126,675	1,220,275	

	EXPENDED FY 1985	APPROPRIATED FY 1986	REQUESTED FY 1987	ITEM NO.
POLICE				
Salaries:				
Police Chief Salary	37,286	38,700	40,700	
Lieutenant	31,618	34,439	35,808	
Youth Officer Salary	20,860	27,125	27,433	
Sergeants Salary (5)	138,399	146,157	151,961	
Detectives Salary (2)	44,709	47,517	49,341	
Patrolmen Salary (12)	277,058	290,536	303,918	
Interns Salary	6,590	6,825	9,100	
Overtime Salary	51,166	56,000	59,000	
Holiday Salary	20,120	21,480	22,541	
School Traffic Super.	13,660	14,192	15,004	
Specials	2,601	2,900	3,050	
Court Time	10,945	12,000	12,500	
Clerk	16,684	18,104	18,808	
Night Differential	8,068	8,613	8,958	
Total Salaries	679,764	724,588	758,122	1
Expense:				
Operating Expense	11,111	8,510	8,510	2
Uniform Expense	9,161	11,210	11,210	3
Training Expense	17,992	20,200	21,000	4
Youth Officer Expense	790	800	800	5
Crime Prevention	291	300	300	6
Special Services	230	500	500	7
Annual Physicals	--	2,200	2,200	8
Equipment:				
Police Cars-Purchase	48,694	38,104	31,500	9
Vehicle Operation Exp.	13,401	13,000	14,000	10
New Equipment, Misc. & Office	1,274	1,320	3,372	11
Other Equipment	--	1,400	--	12
Equipment Maintenance & Repair	3,366	2,600	2,600	13
Vehicle Gasoline	22,908	32,000	32,000	14
Total Police Dept.	808,982	856,732	886,114	
FIRE				
Salaries:				
Chief Salary	38,801	38,200	43,135	
Deputy Chief Salary	15,167	29,871	31,066	
Captains Salary (3)	92,321	79,226	83,189	
Firefighters Salary (20)	421,203	451,275	468,972	
Longevity	3,475	3,850	4,200	
Incentive & EMT Pay	18,325	19,250	19,950	
Overtime	41,262	48,000	48,000	
Callback Pay	15,665	10,000	10,000	
Holiday Pay	27,761	29,584	30,750	
Callmen Hourly	3,660	5,000	5,000	
Callmen Annually	1,475	3,500	3,500	
Clerical - Part-time	1,508	2,500	2,500	
Callback Pay - Ambulance	--	--	30,000	
Total Salaries	680,623	720,256	780,262	15

	EXPENDED FY 1985	APPROPRIATED FY 1986	REQUESTED FY 1987	ITEM NO.
Operating Expense	5,972	6,200	6,600	16
Ambulance Expense	3,968	4,000	4,000	17
Fire Alarm System Exp.	2,460	2,500	2,600	18
Training and Education	1,682	1,700	1,800	19
Uniform Expense	11,557	9,600	9,600	20
Out of State Travel	95	300	300	21
Physical Exam	2,467	2,500	2,700	22
Equipment:				
Misc. Equipment & Hose	10,299	10,000	10,000	23
Equipment Maintenance	5,490	5,500	5,500	24
Equipment Rental	500	600	600	25
Vehicle Gasoline	7,948	8,000	8,000	26
New Ambulance	41,997	--	--	27
Car		7,000	--	28
Lift Truck		36,000	--	29
New Pumper	--	--	125,000*	30
Total Fire Dept.	775,058	814,156	956,962	
INSPECTION				
Salaries:				
Building & Zoning Inspt. Salary	26,326	26,500	29,670	
Deputy Building Inspector	8,102	10,000	10,400	
Sub. Inspector Salary	1,500	1,500	1,560	
Wiring Inspector	7,678	7,558	7,860	
Gas Inspector	3,016	3,779	3,930	
Plumbing Inspector	4,071	3,929	4,080	
Clerical	22,712	26,042	21,145	
Sealer of Weights & Measures	--	1,000	1,040	
Total Salaries	73,405	80,308	79,685	31
Expense:				
Building & Zoning Exp.	1,695	1,705	1,935	32
Inspectors Expense	1,681	1,685	2,005	33
Zoning Board Expense	519	550	725	34
Sealer of Weights & Measures	--	200	150	35
Out of State Travel	16	150	450	36
Equipment:				
Vehicle Expense	1,001	400	1,000	37
Vehicle Purchase	--	--	2,150	38
Office Equipment	693	--	2,695	39
Vehicle Gasoline	368	400	440	40
Sealer of Weights & Measures	187	285	150	41

	EXPENDED FY 1985	APPROPRIATED FY 1986	REQUESTED FY 1987	ITEM NO.
Dog Officer:				
Dog Officer Salary	15,792	15,500	16,500	42
Dog Officer Expense	2,237	1,100	1,100	43
Board & Vet Fees	2,132	1,600	1,670	44
Vehicle Expense	657	700	700	45
Dog Van	--	10,000	--	46
Total Inspection	100,383	114,583	111,355	
JOINT COMMUNICATIONS				
Dispatchers Salary	124,037	131,940	148,511	47
Operating Expense	13,339	12,345	12,345	48
Bldg. Exp., Maint. & Repairs	24,578	12,300	12,300	49
Building Expense Utilities	37,200	42,600	42,600	50
Special Item: Building Repairs	5,809	--	--	51
Equipment	--	--	2,572	52
Total Joint Communications	204,963	199,185	218,328	
TOTAL PROTECTION	1,889,386	1,984,656	2,172,759	

	EXPENDED FY 1985	APPROPRIATED FY 1986	REQUESTED FY 1987	ITEM NO.
BOARD OF HEALTH				
Salaries:				
Board Members	150	150	150	
Health Inspector	10,807	11,413	11,922	
Secretary to Board	15,990	17,804	18,508	
Environmental Engineer	19,579	20,657	22,310	
Detached Social Worker	33,857	34,150	36,150	
Ass't. Detached Social Worker	19,171	19,898	22,948	
Animal Inspector	630	665	698	
Total Salaries	100,184	104,737	112,686	1
Expense:				
Office Expense	4,043	4,500	4,000	2
In State Travel Expense	1,317	2,030	1,500	3
Social Worker Office Exp.	1,662	1,950	1,750	4
Contract/Professional Services				
Mental Health Clinics		34,782	36,870	5
Parmenter Nursing Care	116,133	119,036	122,610	6
Mosquito Control	6,915	7,088	7,372	7
Special Budget Items:				
Water Quality Study	2,707	1,500	3,400	8
Hazardous Waste Mgmt.	1,634	1,500	6,600	9
Total Board of Health	234,595	277,123	296,788	
HIGHWAY				
Salaries:				
Highway Superintendent	29,754	30,000	32,400	
Clerk Salary	17,778	18,419	19,151	
Highway Labor Salary (13)	223,188	270,952	283,349	
Overtime, Labor	24,153	42,000	42,000	
Total Salaries	294,873	361,371	376,900	1
Maintenance:				
Maintenance of Roads	39,971	50,000	50,000	2
Maintenance of Equipment	64,998	65,000	65,000	3
Highway Garage Maint.	2,393	--	--	4
Snow Removal	51,344	52,000	47,000	5
Snow Removal/Private Ways	--	--	5,000	6
Contract/Professional Services:				
Contract Sweeping/Lease	17,933	18,000	18,000	7
Contract Basin Clean.	10,000	10,000	12,000	8

	EXPENDED FY 1985	APPROPRIATED FY 1986	REQUESTED FY 1987	ITEM NO.
Contract Line Painting	5,000	5,000	7,000	9
Landfill Misc.	--	--	--	10
Sidewalk Construction	--	--	--	11
Equipment:				
Equipment Misc.	6,933	7,000	7,000	12
Front End Loader	--	--	--	13
New Backhoe	--	55,000	--	14
Sidewalk Tractor	--	25,000	--	15
Trucks (Dump, Pickup)	--	32,000	116,000*	16
Building Maintenance:				
Highway Garage Repair	1,596	1,600	2,500	17
Highway Garage Utilities	16,921	17,040	22,000	18
Other Garage Expense	--	2,400	3,000	19
Total Highway	511,962	701,411	731,400	
HIGHWAY-LANDFILL				
Salaries:				
Landfill Operator	--	--	20,900	
Assistant Operator	--	--	20,200	
Mech. Equip. Operator	--	--	19,400	
Overtime	--	--	7,500	
	--	--	68,000	20
Expense:				
Container Repair	--	--	2,000	21
Radiant Control	--	--	1,000	22
Leachate Collection	--	--	26,000	23
Professional Services:				
Misc. Engineering	2,017	7,650	8,000	24
Operating Contract	110,460	115,460	--	25
Equipment:				
New Equipment	--	--	200,000*	26
Rental	--	--	7,000	27
Maintenance	--	--	30,000	28
Building:				
Repairs	--	--	1,200	29
Utilities	--	--	4,000	30
Other Expense	--	--	2,000	31
	112,477	123,110	349,200	

	EXPENDED FY 1985	APPROPRIATED FY 1986	REQUESTED FY 1987	ITEM NO.
HIGHWAY-SEPTAGE FACILITY				
Salaries:				
Chief Operator	24,938	25,400	27,200	
Assistant Operator	21,932	21,600	24,600	
Operator	--	--	22,200	
Fringe Benefits	4,472	5,900	5,000	
Sick, Vacation Coverage	719	3,930	--	
Overtime	--	7,000	4,500	
Administration	--	--	15,000	
Total Salaries	52,061	63,830	98,500	32
Expense:				
Expense-Utilities	42,400	42,400	48,000	33
Expense-Miscellaneous	4,996	5,000	5,000	34
Chemicals	47,530	45,000	32,000	35
Insurance	5,553	6,000	6,000	36
Lab	--	--	3,000	37
Operational Review Committee	--	--	500	38
Equipment:				
Materials & Supplies	2,802	3,000	5,000	39
Maintenance	15,498	15,600	20,000	40
Energy	1,640	1,700	1,500	41
Building:				
Energy	7,681	10,000	10,000	42
Utilities	877	1,000	1,500	43
Total Highway-Septage	181,038	193,530	231,000	
WELFARE (VETERANS)				
Vet. Benefit Appropr.	7,499	7,500	7,500	1
Miscellaneous	--	5,700	5,700	2
	7,499	13,200	13,200	
SCHOOLS				
Regular Instruction 1	4,447,972	5,010,138	5,262,553	1
Special Instruction 2	1,092,374	1,360,838	1,443,533	2
Instructional Serv. 3	1,029,493	1,121,262	1,270,996	3
Operations Services 4	1,110,724	1,198,891	1,193,824	4
Police Admin. Serv. 5	340,103	331,328	349,488	5
Out of State Travel 6	9,543	8,925	10,915	6
	8,030,212	9,031,382	9,531,309	
REGIONAL VOCATIONAL SCHOOL	82,191	88,611	103,810	7

	EXPENDED FY 1985	APPROPRIATED FY 1986	REQUESTED FY 1987	ITEM NO.
LIBRARY				
Salaries:				
Library Director	27,634	27,900	32,600	
Administrative Assistant	17,420	18,309	19,036	
Childrens Librarian	22,910	24,079	25,084	
Asst. Children's Librarian	--	18,309	19,036	
Library Assistants	77,015	16,234	32,088	
Pages Salary	6,775	9,502	9,868	
Clerks Salary	14,452	5,020	5,242	
Custodian Salary	14,179	15,520	16,242	
Reference Librarian/Sunday	1,037	1,151	1,219	
Tech. Services & Ref.	21,814	23,978	24,984	
Circulation Supervisor	--	18,309	19,036	
Cochituate Clerks	--	4,179	4,325	
Catalogue Assistant	--	8,524	9,225	
Library Asst. Part-time	--	8,404	--	
Cochituate Coord. Part-time	--	11,337	7,979	
Sunday Opening	--	3,000	--	
Total Salaries	203,236	213,755	225,964	1
Operating Expense	24,999	26,025	27,200	2
Out of State Travel	500	500	550	3
Tuition Reimbursement	500	500	500	4
Equipment	--	--	--	5
Materials Purchase	35,500	39,000	39,000	6
State Aid, Materials	6,000	6,000	6,000	7
Refurbishing	417	--	--	8
Building Repairs	618	--	--	9
Library Automation	19,839	10,000	10,000	10
Total Library	291,609	295,780	309,214	
PARK & RECREATION				
Salaries:				
Superintendent	34,560	35,400	38,250	
Labor (8)	120,309	146,121	148,653	
Clerical Regular	22,152	22,571	24,170	
Beach Supervisor	--	--	--	
Specialists	750	750	1,500	
Officials Salaries	--	750	--	
Total Salaries	177,771	205,592	212,573	1
Expense:				
Repairs & Misc.	32,119	34,783	35,783	2
Materials & Supplies	7,404	8,000	8,000	3
Uniform Expense	2,350	2,500	2,500	4
Tree Planting	2,901	1,000	1,000	5
Building Repairs & Maint.	2,000	--	--	6
Recorded Services	400	450	450	7
Playground Apparatus Part	500	1,000	1,000	8
Travel & Dues Instate	500	500	500	9
Travel Out of State	850	850	850	10

	EXPENDED FY 1985	APPROPRIATED FY 1986	REQUESTED FY 1987	ITEM NO.
Equipment:				
Misc. Small Equip.	1,327	1,800	1,800	11
Mower	--	--	--	12
Repair Supplies & Equip.	3,591	3,800	3,800	13
Leaf & Snow Blower	1,850	--	--	14
Mill Pond Vehicle	923	--	--	15
Power Broom	--	--	2,600	16
Dump Truck & 1/2 Ton Pick Up	--	--	29,500*	17
Building Repairs, Lighting, etc.	--	2,000	2,000	18
Contract/Professional Services:				
Tree Trimming	15,999	17,000	17,000	19
Public Works Expense	5,103	4,000	4,000	20
Dutch Elm Disease Exp.	1,122	1,000	1,000	21
Oil Beach Parking Lot	2,110	--	--	22
Screener	--	--	--	23
Total Park & Recreation	258,820	284,275	324,356	
Programs Paid Entirely From Fees:				
Fee Supported Programs	98,150	129,700	149,661	24
UNCLASSIFIED				
Insurance General	190,043	168,000	240,000	1
Insurance 32B	392,514	400,000	400,000	2
Unemployment Compensation	15,441	20,000	10,000	3
Street Lighting	73,932	70,000	77,000	4
Hydrant Rental	16,000	24,000	41,000	5
Finance Committee Report	9,798	10,000	10,000	6
Reserve Fund	--	117,000	118,095	7
Public Ceremonies	1,200	1,200	1,200	8
Town Meeting Notices	4,950	5,000	5,000	9
Surety Bonds	1,000	1,000	1,000	10
Town Clocks	--	200	200	11
Non Contributory Pension	22,492	21,500	23,500	12
Pension Disability Account	10,000	10,000	10,000	13
Pension Funding	75,000	100,000	--	14
Occupational Health Nurse	9,500	9,500	11,000	15
Employee Assistance Program	5,185	6,000	6,600	16
	827,055	963,400	954,595	
DEBT AND INTEREST				
Interest:				
Bond Anticipation Notes Misc.	14,929	20,000	20,000	1
Bond Anticipation Notes Exempted	21,460	--	--	2
FAAN	1,406	12,000	12,000	3
Anticipation Revenue	--	10,000	10,000	4

	EXPENDED FY 1985	APPROPRIATED FY 1986	REQUESTED FY 1987	ITEM NO.
Schools:				
1972-1,050,000 School	18,000	15,750	13,500	4
1976-900,000 School	12,262	7,358	2,453	5
New Town Building	27,431	18,644	9,857	6
Multi Purpose Bond Issue 1984	28,050	20,550	13,200	7
Multi Purpose Bond Issue 1985 Exempted	--	57,200	42,038	8
Multi Purpose Bond Issue 1985 Non-Exempt	--	16,000	2,600	9
Multi Purpose Bond 1986 Exempt	--		77,188	10
Issue 1986 Non-Exempt	--		47,287	11
Maturing Debt:				
1972-1,050,000 School	45,000	45,000	45,000	12
1976-900,000 School	90,000	90,000	90,000	13
New Town Building	185,000	185,000	185,000	14
Bond Issue Sale Expense	12,276	--		15
Multi Pur. Bond Issue 1984	125,000	125,000	120,000	16
Registered Bond Transfer Cost	972	2,500	3,220	17
Multi Purpose Bond Issue 1985	--	10,000	10,000	18
Multi Purpose Bond Issue 1985 Exempted	--	75,000	75,000	19
Multi Purpose Bond Issue 1986	--	--	95,000	20
Multi Purpose Bond Issue Exempted	--	--	125,000	21
	581,786	710,002	998,343	
GRAND TOTAL	14,221,554	15,922,855	17,385,910	

*Financed through sale of bonds.

ARTICLE 6. COMPENSATION OF ELECTED OFFICERS

Proposed by: Board of Selectmen

Estimated Cost: $22,575

Article 6. To see if the Town will fix the salary and compensation of all elected officers of the Town pursuant to G.L. Chapter 41, Section 108, to be effective July 1, 1986, except for the salary of Town Clerk which shall be effective April 15, 1986, which salary and compensation are printed in Appendix C of the Warrant for the April 9, 1986 Annual Town Meeting.

COMMENTS: The salary recommendations are as indicated in the budget. The Finance Committee recommends that they be made effective July 1, 1986, except as noted. Appendix "C" sets forth the individual salaries.

RECOMMENDATION: The Finance Committee recommends approval of the Article.

QUANTUM OF VOTE: Majority - see Mass. G.L. Ch. 41, Sec. 108.

ARTICLE 7. TO APPROPRIATE FOR WATER DEPARTMENT

Proposed by: Water Commissioners

Article 7. To see if the Town will appropriate a sum of money for the Water Department to be expended pursuant to the authority of the Water Commissioners; to determine whether such appropriation shall be provided by taxation, by appropriation from available funds, by transfer of funds already appropriated for another purpose, by borrowing under the authority of the General Laws, or otherwise; or take any action relative thereto.

COMMENTS: This Article provides funds according to the proposed budget below for the operation of the Water Department for the coming Fiscal Year 1987.

WATER DEPARTMENT

	EXPENDED FY 1985	APPROPRIATED FY 1986	RECOMMENDED FY 1986
Salaries			
Commissioners (3)	225	225	225
Superintendent	33,448	35,400	35,400
Town Office	28,820	33,338	33,989
Labor Salary	122,062	138,088	160,636
	184,555	207,051	230,250
Maintenance	186,275	205,200	210,200
Equipment			
1/2 Ton Truck	6,501	7,500	--
New Backhoe	--	--	45,000
Special Budget Items			
Meter Renewal	12,893	10,000	10,000
New Well & Pumping Station	--	--	20,000
Test Wells	273	--	--
TOTAL WATER DEPARTMENT	390,497	429,751	515,450

RECOMMENDATION: The Finance Committee recommends approval of the Article.

QUANTUM OF VOTE: Majority - see Mass. G.L. Ch. 40, Sec. 5, Ch. 44, Sec. 33B.

ARTICLE 8. ELIMINATE RESIDENTIAL LANDFILL FEES

Proposed by: Petitioners

Estimated Cost: $46,000

Article 8. To see if the Town will vote to prohibit the charging of fees, listed under item #4 in the July 1, 1985 Rules and Regulations of the Wayland Landfill, and to affirm that such Landfill services shall, for Wayland residents, be funded by appropriations of Town Meeting; or take any action relative thereto.

COMMENTS: This Article was inserted in the Warrant by petitioners seeking "... to give the residents of Wayland an opportunity to discuss and vote on the charging of fees for the use of the landfill." The petitioners argue that no financial need existed for the fees since the amount voted at Town Meeting for the Landfill should have adequately provided for the operation costs for the year. No indication of a requirement for additional funds was indicated at that time.

The user fees were established by the Road Commissioners at the time they were negotiating with the Department of Environmental Quality Engineering about expansion of the places where dumping was permitted. The negotiations were not successful; the Commissioners were very concerned that space would run out and that they would have to close the Landfill. The solution, they felt, was a mechanism to slow the rate of filling. Two devices were put in place: the prohibition of the disposal of construction debris and the imposition of Landfill fees. Both of these have proven effective. It is believed by the Commissioners that non-Wayland residents, both haulers and private citizens, had been using the Landfill illegally and that the most effective way to prohibit their further use of the facility was through user fees.

The user fees will generate approximately $100,000 from both residential and commercial users. This amount has also been included as part of the Estimated Receipts for Fiscal Year 1987 and is part of the reason that a Budget override has been avoided this year. The elimination of Resident User fee permits would reduce the Estimated Receipts by approximately $46,000. While the revenue from the Landfill does go into the Town's general fund, it nevertheless does make possible the continued operation of the Landfill. There is little need to point out that in this coming year all revenue sources must be used to continue the historically established level of service provided to the Town by Town Government and at the same time preserve a degree of fiscal prudence.

The elimination of the resident user fees would additionally result in the inequitable situation of having those who use private haulers to dispose of their refuse bear a larger share of the cost than those who deliver to the Landfill personally.

It is the belief of the Finance Committee that studies conducted in framing Proposition 2 1/2 found that Massachusetts did not have an instrinsically higher cost of municipal government but rather, funded a larger portion of municipal service costs through the property tax. Through Proposition 2 1/2, growth of the property tax levy has been restricted while costs have continued to rise. By imposing user fees, funding for services is shifted more directly to the users.

The use of the Landfill is increasingly becoming an advantage which fewer and fewer Towns have available. The concern for the integrity of water supplies and the potential for pollution by landfills has forced the closing of many area landfills. We are fortunate to be able to continue landfill operations.

ARGUMENTS OPPOSED: The passage of this Article will eliminate an element of control, a source of income for the Town and create the inequitable situation of some citizens bearing a larger portion of the landfill costs than others.

ARGUMENTS IN FAVOR: This Article gives Town Meeting the opportunity to discuss the merits of the resident user fee permits.

RECOMMENDATION: The Finance Committee does not recommend approval of the Article.

QUANTUM OF VOTE: Majority.

ARTICLE 9. TRANSFER AND CONVEY MILLBROOK ROAD PROPERTY

Proposed by: Housing Authority

Article 9. To see if the Town will vote:

a. to transfer the care, custody, management and control of two vacant parcels of land originally acquired by the Town for Town Building and general municipal purposes, respectively, totalling one acre, more or less, with frontage on Millbrook Road and located east of the Public Safety Building parking lot and shown as Lot A and Lot B on a plan entitled "Plan of Land in Wayland, Mass. Scale: 1 in. = 40 Ft., Jan. 14, 1948. Everett M. Brooks Co., Civil Engr's. Newtonville, Mass." recorded in the Middlesex South District Registry of Deeds in Cambridge, Mass. as plan number 65 of 1948, in book 7242 page 286, said property being devoid of the buildings shown on said plan, and said plan on file in the office of the Town Clerk, to the Board of Selectmen for the purpose of conveyance of such property to the Wayland Housing Authority to construct not more than three (3) units of low-income family and handicapped housing, as such housing is defined in Chapter 121E of the General Laws or any successor statute, and

b. to authorize the Board of Selectmen, with the approval of the Finance Committee and of Town Counsel as to form, to convey and dispose of to the Wayland Housing Authority, for nominal consideration, all or any portion of the above-described property for the aforesaid purpose of construction of not more than three (3) units of low-income family and handicapped housing,

or take any action relative thereto.

COMMENTS: This Article and the next two Articles were inserted in the Warrant by the Housing Authority and would authorize the transfer of three parcels of land to the Authority.

After a survey of all of the Town-owned land in all parts of the Town, the Housing Authority has identified these three parcels as representing the best of available sites for the construction of a small number of subsidized housing units, usually in two family buildings. The parcels are generally identified as the Alden Road site, the Millbrook Road site and the Stonebridge Road site.

The Housing Authority does not have any funds committed to it from either the Federal or State authorities, but does have reason to believe that funding will eventually be forthcoming. Current grant regulations would provide $77,000 per unit or $154,000 per 2 unit building if grants are approved. As evidence of the Town's support for the Program, the parcels are to be transferred to the Housing Authority without payment or for nominal amounts.

This Article will authorize the Board of Selectmen, with the approval of the Finance Committee, to transfer the parcels to the Housing Authority at a future date, contingent upon funding grants from the State or Federal authorities.

Two legal steps are required for each of the three parcels.

1. The transfer of control of the parcels to the Board of Selectmen from the Board now having dominion; a two-thirds vote of Town Meeting is required for this transfer.

2. Transfer from the Board of Selectmen to the Housing Authority; a majority vote of Town Meeting is required for this authorization.

It is the hope of the Finance Committee that both of these steps for any one parcel can be included in a single vote for that parcel. Each parcel will be voted on independently.

The Alden Road site and the Millbrook Road site are under the control of the Board of Selectmen; the Stonebridge Road site is controlled by the Board of Road Commissioners. Both Boards have approved transfer of their respective sites to the Housing Authority. There are some issues involving the concerns of other Boards (Water, Conservation, Health, etc.) which have not yet been resolved. At this writing, the Housing Authority believes it will have concluded those discussions and reviews prior to Town Meeting.

In each case, the transfer to the Housing Authority will state the maximum number of units they may build on the properties. That restriction will be legally binding on the Housing Authority, and can be changed only by subsequent Town Meeting vote.

The first Article deals with the transfer of the Millbrook Road parcel. The Housing Authority seeks to obtain one acre for the construction of three housing units.

ARGUMENTS OPPOSED: The Housing Authority has not set forth all of the details or terms of the Program; it is not possible to tell what buildings may look like. The land could be sold for a large sum of money for private development and returned to the tax rolls.

ARGUMENTS IN FAVOR: By making a policy decision, Town Meeting can show support for affordable housing.

RECOMMENDATION: The Finance Committee recommends approval of the Article subject to the approval of those Boards having regulatory responsibilities and with the restriction that no transfer will occur until project funding for the Housing Authority is in place.

QUANTUM OF VOTE: Two-thirds - see Mass. G.L. Ch. 40, Sec. 15A, Ch. 40, Sec. 3.

ARTICLE 10. TRANSFER AND CONVEY STONEBRIDGE ROAD PROPERTY

Proposed by: Housing Authority

Article 10. To see if the Town will vote:

a. to transfer to the Board of Selectmen the care, custody, management and control of a portion of two vacant parcels of land located off Stonebridge Road originally acquired by the Town for gravel pit and other Town purposes, totalling 4 acres, more or less, and being shown on a plan entitled "Plan of Land in Wayland, Mass., off Stonebridge Road owned by the Town of Wayland, March 6, 1986 Scale 1"=40', Wayland Engineering Department" on file with the Town Clerk, for the purpose of the conveyance of such portion by the Selectmen to the Wayland Housing Authority in order for the Authority to construct not more than six (6) units of low-income family and handicapped housing, as such housing is defined in Chapter 121E of the General Laws or any successor statute, and

b. to authorize the Board of Selectmen, with the approval of the Finance Committee and of Town Counsel as to form, to convey and dispose of to the Wayland Housing Authority, for nominal consideration, the above-described portion of land for the aforesaid purpose of construction of not more than six (6) units of low-income family and handicapped housing,

or take any action relative thereto.

COMMENTS: The Housing Authority seeks the transfer of four acres of land from the Board of Road Commissioners for the construction of not more than six units of housing.

RECOMMENDATION: Subject to the conditions discussed in the previous Article, the Finance Committee recommends approval of this Article.

QUANTUM OF VOTE: Two-thirds - see Mass. G.L. Ch. 40, Sec. 15A, Ch. 40, Sec. 3.

TOWN OF WAYLAND
PROPOSED HOUSING SITE
LOMBARD
Weston Aqueduct
Commonwealth of Massachusetts
HIGHGATE RD
HIGHGATE ROAD
HOLLOW ROAD
STONEBRIDGE ROAD
STONEBRIDGE
SUDBURY
HILL RD.
124
120

ARTICLE 11. TRANSFER AND CONVEY ALDEN ROAD PROPERTY

Proposed by: Housing Authority

Article 11. To see if the Town will vote:

a. to transfer the care, custody, management and control of a portion of three vacant parcels of land located off Alden Road originally acquired by the Town for school purposes, totalling approximately three acres, more or less, which portion shall not exceed one acre and the precise boundaries of which shall be determined by the Board of Selectmen and the Wayland Housing Authority, and being shown as Lots 12, 13, and 14 on a plan entitled "Alden Road Extension" dated May 4, 1962 by MacCarthy Engineering Service, Inc., recorded as plan 1728 of 1962 in book 10187, page 123 and on file with the Town Clerk, to the Board of Selectmen for the purpose of conveyance of such property to the Wayland Housing Authority in order for the Authority to construct not more than two (2) units of low-income family and handicapped housing, as such housing is defined in Chapter 121E of the General Laws or any successor statute, and

b. to authorize the Board of Selectmen, with the approval of the Finance Committee and Town Counsel as to form, to convey and dispose of to the Wayland Housing Authority, for nominal consideration, approximately one acre of the above-described property for the aforesaid purpose of construction of not more than two (2) units of low-income family and handicapped housing,

or take any action relative thereto.

COMMENTS: The Housing Authority seeks here the transfer of one acre of the three acre parcel for the construction of not more than two units of housing.

RECOMMENDATION: Subject to the constraints in the previous Article, the Finance Committee recommends approval of the Article.

QUANTUM OF VOTE: Two-thirds - see Mass. G.L. Ch. 40, Sec. 15A, Ch. 40, Sec 3.

HOBBS ROAD
427 Allen Road
Diane Young
EASEMENT
Rosalie Shane
ALDEN
Michael Vassalotti & Diane M. Haufler
WAYLAND
Town of Wayland
Loker Street School
17.6 ± ACRES
Dean L. Gaskill & Sylvia L. Smith
Harvey M. & Ruth S. Budner
Mark R. & Julia S Kaufman
G. Ronald Kessinger Tr.
Jayne F. Valdes
PROPOSED HOUSING SITE
Parcel D
William L. Roberts
LOKER STREET
Leonard J. & Judith Ann Di Carlo
7.8 ± ACRES
Solomon & Rae Siegel
Geraldine F. Gauthier
25' R.O.W. FRONTAGE 075'
PRESSURE
Norman M. & Barbara A. Appleyard
James M.C. Haver
J. Larry & Sandra R. Brown
Edwin E. & Betty J. Larsen
Michael R. & Ellen G. Spvalle
Paul E. Collins
78,200 S.F. or 1.8 ACRES
Susan M. Costa
254,800 S.F. or 5.85 ACRES
87,497 S.F. or 2.01 ACRES
Barry J. & Nancy A. Connolly
THOMPSON
AQUEDUCT ROAD
David A. & Sue Ellen T. Demour
Andrew B. & Delores R. Estrine
T.O.W.

ARTICLE 12. INCENTIVE ZONING COMMITTEE

Proposed by: Housing Authority

Article 12. To see if the Town will vote to create a committee to be known as the Incentive Zoning By-Law Committee in accordance with the following specifications:

> The purpose of the Committee shall be to draft amendments to the Zoning By-laws of the Town so as to offer incentives to developers of real estate to provide affordable housing as part of future developments, and to present such amendments for consideration in the Warrant for the 1987 Annual Town Meeting;
>
> Any such affordable housing shall be in the permanent control or ownership of the Housing Authority, shall meet the criteria for subsidization by the State or Federal Government for people of low or moderate income, and shall be on the same site as and integrated with the development taking advantage of the incentives;
>
> The Committee shall be composed of seven members, one each appointed by the Fair Housing Committee, the Finance Committee, the Board of Health, the Housing Authority, the Planning Board, the Board of Selectmen, and the Zoning Board of Appeals;

or take any action relative thereto.

COMMENTS: This Article was inserted in the Warrant by the Housing Authority and provides for the creation of a Committee to study affordable housing.

With the amazing increases in housing costs in Wayland, it seems appropriate to consider methods of introducing less costly units into more conventional single-family housing developments. Further, until recently, State policies focused aid only upon multi-family projects; however, the State is now willing to provide subsidies to one to four units.

The Committee, under the terms of the Article, will present its proposed amendments in the Warrant for the 1987 Annual Town Meeting.

ARGUMENTS OPPOSED: None the Committee is aware of.

ARGUMENTS IN FAVOR: A broad based Study Committee is the best method to consider complicated prospective zoning zoning changes.

RECOMMENDATION: The Finance Committee recommends approval of the Article.

QUANTUM OF VOTE: Majority

ARTICLE 13. TRANSFER FEE FOR LAND BANK

Proposed by: Board of Selectmen

Article 13. To see if the Town will instruct the Selectmen to submit special legislation to the General Court for the addition of a transfer fee to the value of real property conveyed in the Town, the proceeds of which fee shall be credited to a Land Bank Fund and expended therefrom for the purchase of land by the Town, as follows:

1. The special legislation shall be patterned after Chapter 669 of the Acts of 1983 and Chapter 407 of the Acts of 1984, as further amended in 1985;

2. The amount of the transfer fee shall not exceed 1% of the value of the real estate being transferred;

3. Funds may be expended from the Land Bank Fund solely for the purchase of land, of permanent interests in land, of rights or restrictions of rights in land, or of options or rights of first refusal to purchase same;

4. Acquisitions of options or rights of first refusal from the Land Bank Fund shall require a vote of the Board of Selectmen after public hearing;

5. All other acquisitions from the Land Bank shall require a majority vote of a Town Meeting if there is an agreed purchase and sale contract with the seller, or a two-thirds majority vote of a Town Meeting if eminent domain powers of the Town are to be used, each on a case-by-case basis;

6. Land may be purchased from the Land Bank only for lease or resale to the Housing Authority for the purpose of providing housing for persons of low or moderate income, in accordance with State or Federal standards, unless the Town has achieved its goal that ten percent (10%) of the housing units in the Town are affordable by such persons;

7. After the housing goal is achieved and as long as it is maintained, funds may be expended from the Land Bank Fund for the acquisition of land for any other municipal purpose authorized by law;

8. Land acquired by the Town from the Land Bank Fund for any of the purposes stated above shall not be used or conveyed for any other purpose without a two-thirds majority vote of a Town Meeting;

9. The Land Bank Fund may be used to amortize both the principal and interest of debt incurred for the purchase of land for any purpose stated above;

or take any action relative thereto.

COMMENTS: This Article was inserted in the Warrant by the Board of Selectmen to provide funding for the acquisition of land for housing for use by the Housing Authority under its programs.

The proposal is modeled after a deed tax program now in effect in Nantucket County where it is used to pay for conservation land acquisitions.

Under the Wayland proposal, a fee of 1% of the sales price would be paid by the buyer of the property, with the funds being set aside for later use by the Housing Authority.

Approximately $40,000,000 of real estate changes hands each year in Wayland. Thus, this fee would generate about $400,000 a year in revenues for the purpose of housing. Because Federal and State funding sources provide construction but not land costs for affordable public housing, it is reasonable to assume that a significant amount of low to moderate income housing could be purchased or built in a few years using the revenues generated by this fee as seed money. Under this Article the fee would end when the Town met its goal that 10% of the housing units in town be affordable to persons of low or moderate income, although the fee income might then be used for other land purchases.

This provision places the burden of financing low to moderate income housing on the shoulders of those citizens who have the misfortune to buy or sell a house during the period the tax is in effect.

While the concept is innovative and constructive, many important issues should be resolved first. Most importantly, the Town should have before it a draft of the proposed bill which is not available at the time of this writing. Thus, matters of custody and control of the funds, of the contribution still expected from the State for construction, of the requirements, if any, for subsequent Town Meeting vote, and the disposition of unused monies and related matters have not been adequately dealt with.

Even if the Town should approve the Article, it is not clear that the proposal would be approved by the State, or could be implemented by the Registry of Deeds and the Town Treasurer-Collector.

Although the proposal could produce a funding source, far too many important elements are unresolved.

ARGUMENTS OPPOSED: The tax might reduce selling prices by 1%. The proposal attempts to escape the impact of Proposition 2 1/2 - the details are vague. Sellers of land are being asked to bear a disproportionate share of the cost of a program which should be borne by all tax payers. The mechanics of collecting and determination of the amount of the fee are not defined. The office of the Town Treasurer does not currently possess the administrative staff required to administer the fee assessment and collection or to make the legal distinctions which will be required.

ARGUMENTS IN FAVOR: The proposal provides a much needed new funding source. The use of the funds for housing is appropriate for a real estate transfer fee.

RECOMMENDATION: The Finance Committee does not recommend approval of the Article.

QUANTUM OF VOTE: Majority - see Mass. Constitutional Article 89, Sec. 8(1).

(For a summary of exemptions, see Appendix G.)

ARTICLE 14. CALLBACK PAY - AMBULANCE

Proposed by: Petitioners

Estimated Cost: $35,000

Article 14. To see if the Town will vote to transfer from General Fund Unreserved Fund Balance the sum of $35,000 to the Fire Department Budget a new line item -- Callback Pay - Ambulance or take any action relative thereto.

COMMENTS: This Article was inserted in the Warrant by Petitioners. It is similar to Article 6 of the November 13, 1985 Special Town Meeting that was also submitted by Petitioners. Article 6 requested that the Town appropriate $25,000 for a new line item in the Fire Department Budget for FY 1986 named, "Callback Pay - Ambulance". The Petitioners were concerned about those periods of time when Station #2 in Cochituate was unmanned due to ambulance responses or other Fire Department activities. Article 6 was passed and situation at Station #2 has improved.

As directed by Special Town Meeting, the Fire Chief has included the amount of $30,000 as a line item, "Call Back Pay - Ambulance" in the Fire Department Budget for FY 1987. This is the best estimate, based on past experience, of the cost. The Finance Committee has approved that amount.

ARGUMENTS OPPOSED: Money is already appropriated in Article 5, Budget. Passage of this Article would add another $35,000 to the $30,000 in the Budget.

ARGUMENTS IN FAVOR: The Petitioners want to insure that there is money in the Call-Back Pay - Ambulance Account. If the $30,000 in the Fire Department Budget does not pass, this enables the Petitioners a second chance to appropriate money for that purpose.

RECOMMENDATION: The Finance Committee does not recommend approval of this Article.

QUANTUM OF VOTE: Majority - See Mass. G.L. Ch. 40, Sec. 5, Ch. 44, Sec. 33B.

ARTICLE 15. ACCEPT G.L. CHAPTER 44, SECTION 53E

Proposed by: Petitioners

Article 15. To see if the Town will vote to accept the provisions of section 53E of Chapter 44 of the General Laws, which provides as follows:

"Section 53E. Notwithstanding the provisions of section fifty-three, a city or town which accepts the provisions of this section may specify when making an appropriation for the annual ordinary operating costs of any agency, board, department or office of said city or town that such costs may be offset, in part or in the aggregate, by the estimated receipts from the fees charged to users of the services provided by such agency, board, department or office.

The use of such fees shall be limited to an amount not to exceed the actual amounts received during the previous fiscal year or such other estimated amount as may be approved, in advance of appropriation, by the Commissioner of Revenue or his designee, and which is based upon adequate documented material supporting such estimated amounts.

Receipts so allocated shall be deposited in a special account by the city or town treasurer or otherwise specifically identified and may be expended for the purpose allocated without further appropriation. Any balance in such accounts at the end of the fiscal year shall be deposited into the general treasury of the city or town.

Any deficit resulting from any city or town acting under the provisions of this section shall be reported by the auditor, accountant or other officer having similar duties, or by the treasurer if there be no such officer, to the assessors, who shall include the amount so reported in the aggregate appropriations to be assessed in the next subsequent annual tax levy, unless the city or town has provided funds to eliminate such deficit. Any deficit so incurred must be raised by taxation and shall be subject to all applicable provisions of Chapter fifty-nine.

Each agency, board, department or office shall prepare an annual report of the change in cash balances in such entity which shall detail the cash receipts and disbursements for the year and shall be submitted to the Mayor, City Council, City Manager, Board of Selectmen or Town Manager for their review and a copy of said report shall be submitted to the Director of the Bureau of Accounts. Such report shall be prepared and submitted within forty-five days after the close of the fiscal year.

All such sums, so allocated, shall be treated as amounts voted from available funds for the purpose of deduction in accordance with the provisions of section twenty-three of Chapter fifty-nine. All amounts voted from available funds shall be itemized in a schedule, on a form approved by the Commissioner of Revenue, prepared by the City or Town Clerk and included with the submission for approval of the tax rate by the Commissioner of Revenue as provided in section twenty-three of Chapter fifty-nine. The Assessors shall further attest, on said schedule, that the receipts itemized therein have not been included in any other deduction from the gross amounts to be raised.";

or take any action relative thereto.

COMMENTS: This Article was inserted in the Warrant by Petitioners to see if Town Meeting will vote to accept Section 53E, Chapter 44 of the Massachusetts General Laws. This law deals with user fees being placed into an account which would then be used for expenditures relating to that use only; i.e., a revolving account. Presently in Wayland, Town Meeting approves or disapproves all appropriations for expenditures. It would still do so under this statute; however, all amounts budgeted for a revolving account must be reported to and approved by the State Commissioner of Revenue. It creates a complicated procedure which interferes with the normal appropriation operation of the Town and requires too many special reports.

ARGUMENTS OPPOSED: The Town has an accounting system that works well. If this Article passes, it would alter the system and set a precedent for other departments to establish revolving accounts.

ARGUMENTS IN FAVOR: The purpose of the Petitioners is to establish the best way to ensure that certain activities of the Town, which are supported, can have enough monies to continue and provide services to the Town. The Finance Committee believes this purpose can be accomplished without involvement of the State.

RECOMMENDATION: The Finance Committee does not recommend approval of this Article.

QUANTUM OF VOTE: Majority - See Mass. G.L. Ch. 44, Sec. 53E

ARTICLE 16. REVOLVING ACCOUNT FOR AMBULANCE

Proposed by: Petitioners

Article 16. To see if the Town will vote to establish a Reserve for Appropriation Fund for the deposit of Ambulance Charge Receipts to be used for "the purchase or hire and for the maintenance of Ambulances" as provided by Chapter 211 of the Acts of 1979; or take any action relative thereto.

COMMENTS: This Article was inserted in the Warrant by the same petitioners who submitted Article 15. The petitioners would like to see all monies collected from ambulance runs put into a revolving account and used only in matters relating to the ambulance. Presently, the Town is responsible for the billing for the ambulance and all receipts are put into the General Fund. This is true of all receipts collected by the Town. The petitioners would like to segregate the ambulance receipts from the General Fund. This Article would establish a separate account to be used only by the Fire Department for the ambulance service. Town Meeting would still have to appropriate these receipts as part of Town Meeting procedure.

The Finance Committee appreciates the petitioners purpose in this Article but recommends that the goal of the petitioners can be accomplished the same way as the Park and Recreation's Fee Supported Programs are handled. All receipts are tabulated and listed in the Budget as a line item as "Fee Supported Programs", and offset the appropriation for the next fiscal year as part of estimated receipts.

ARGUMENTS OPPOSED: The Town has an accounting system that works well. If this Article passes, it would alter the system and set a precedent for other departments to establish revolving accounts.

ARGUMENTS IN FAVOR: The petitioners are looking for the best way to assure that ambulance service in Wayland will have enough money to operate and continue to provide service without affecting other Fire Department services in these times of fiscal constraint.

RECOMMENDATION: The Finance Committee does not recommend approval of the Article.

QUANTUM OF VOTE: Majority - See Mass. G.L. Ch. 40, Sec. 5

ARTICLE 17. LANDFILL - DESIGN OF FINAL COVER AND INSTALLATION OF AN IMPERVIOUS LINER & LEACHATE COLLECTION SYSTEM

Proposed by: Board of Road Commissioners

Estimated Cost: $110,000

Article 17. To see if the Town will vote to appropriate a sum of money to be expended by the Board of Road Commissioners for the planning and design of final cover and closure of one portion of the sanitary landfill and for the installation of an impervious liner and leachate collection system for another portion; and to determine whether such money shall be provided for by taxation, by appropriation from available funds, by transfer of funds already appropriated for another purpose, by funds received as grants from the Commonwealth or Federal government, by borrowing under the authority of the General Laws, or otherwise; or take any action relative thereto.

COMMENTS: The Town has been working with the State Department of Environmental Quality Engineering since the opening of the current Landfill site on the issue of landfill leachate migrating into the ground water. The Town voted $150,000 in Article 12 of the 1984 Annual Town Meeting for the installation of the liner and leachate collection system. Subsequently, the D.E.Q.E., which had not and still has not issued regulations for landfill liners, rejected the design proposal by the Town's engineering consultant. Consequently the bids received for this work exceeded the amount appropriated and were therefore rejected. This Article asks for additional money to be added to the original $150,000 so that new bids may be let for construction of the liner. Some of the money sought by this Article will be used by the Board of Health for test wells to monitor the ground water in the vicinity of the Landfill.

The opportunity to continue landfill operations at the current site has been the result of considerable effort on the part of the Road Commissioners, the Board of Health, the Selectmen, Associate Town Counsel and the D.E.Q.E. This work has led to an interim use of up to 50 feet of previously unused fill area (Cell IV). Use of the last 20 feet is permitted after May 15, 1986 only if certain conditions are met, one of which is that "... financial capability to construct the next lined phase has been adequately demonstrated." This is to be fulfilled by an affirmative Town Meeting vote on this Article. This vote will provide the needed extra time to complete the design and bidding process for the liner installation.

The Article will also provide $20,000 for design and planning of final cover for Cells I, II, and III of the landfill. These cells are the ones in current use by the Town and are expected to be closed when Cell IV is opened. This Article will provide funds to prepare for that closing. State law requires that a cap must be placed over the cells to assure that rain water will drain off the top of the landfill to the sides rather than percolate through the landfill and potentially into the ground water. This cover design requires a total of 2 feet of material which is composed of a 6 inch layer of daily cover material, a 12 inch cap layer having low permeability and a top layer of loam with grass for erosion protection.

The actual installation of the liner will take place after the current cells are closed. Current cost estimates for the cover installation go up to $200,000.

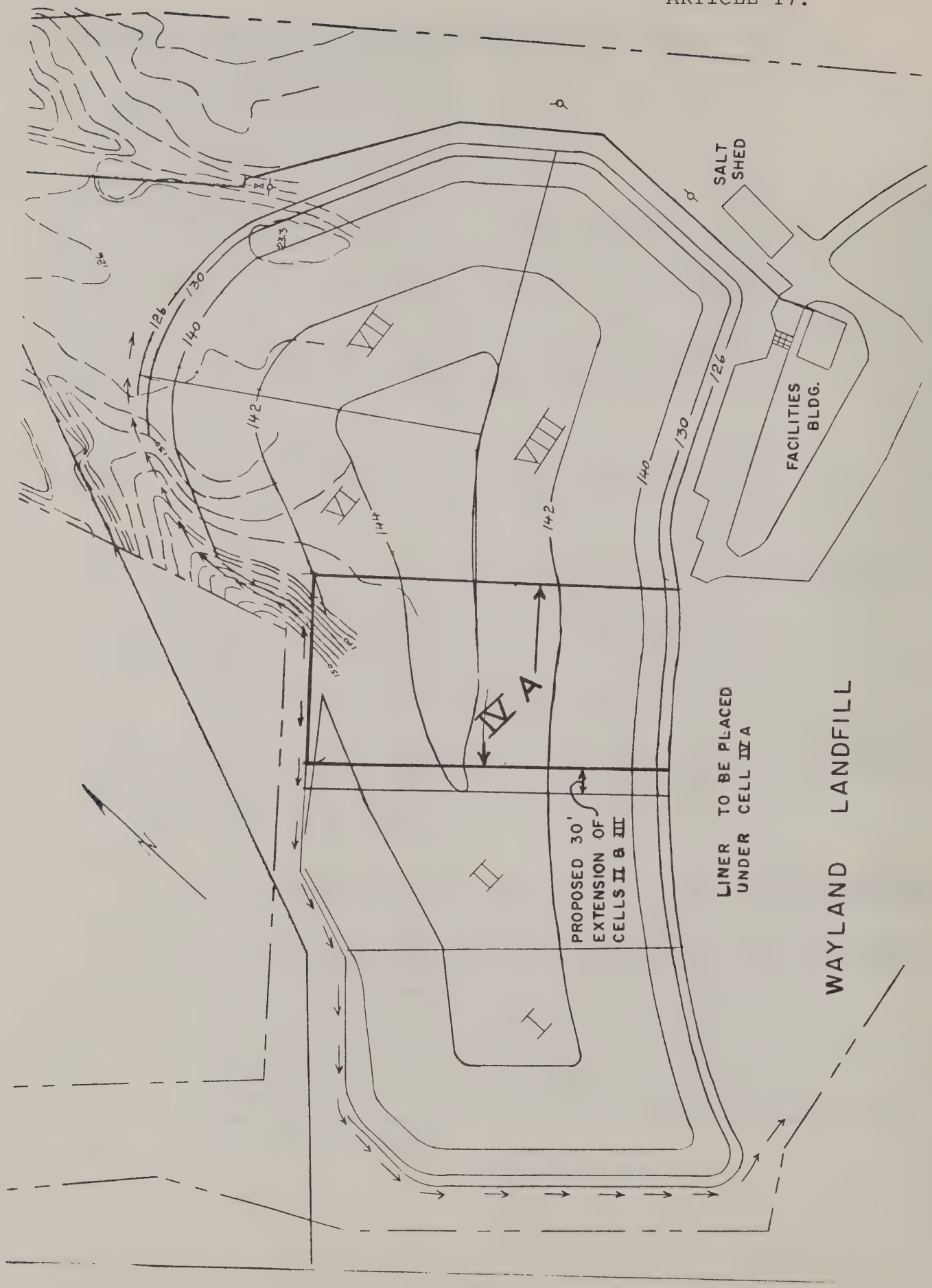
Several alternatives to using the Landfill have been investigated by the Road Commissioners. They have found that continued use of the Landfill still remains the lowest cost alternative for disposal of Town refuse.

ARGUMENTS OPPOSED: This Article does not take full advantage of the current posture of the D.E.Q.E. in permitting the installation of the largest possible liner to the current standards, future standards being unknown at this time. Future standards may be less stringent but more probably will be more stringent. This Article also does not take advantage of some economies of scale in the construction of a larger liner.

ARGUMENTS IN FAVOR: This Article presents to the Town the lowest cost proposal for a liner at a time when funding for the many Town activities is tight. This proposal also leaves the Town with the best chance of getting State financial assistance in installing liners in the future.

RECOMMENDATION: The Finance Committee recommends approval of the Article.

QUANTUM OF VOTE: Two-thirds for borrowing - See Mass. G.L. Ch. 44, Sec. 7.


SALT SHED
FACILITIES BLDG.
126
130
140
142
141
233
VII
VIII
VI
IV A
II
I
PROPOSED 30' EXTENSION OF CELLS II & III
LINER TO BE PLACED UNDER CELL IV A
WAYLAND LANDFILL

ARTICLE 18. IMPROVEMENTS TO HIGHWAY/PARK GARAGE AND GROUNDS

Proposed by: Park and Recreation Commission and Board of Road Commissioners

Estimated Cost: $45,000

Article 18. To see if the Town will appropriate a sum of money to be expended by the Park and Recreation Commission in cooperation with the Board of Road Commissioners to make improvements to the building grounds at the Park-Highway Garage at 195 Main Street; and to determine whether such money shall be provided for by taxation, by appropriation from available funds, by transfer of funds already appropriated for another purpose, by funds received as grants from the Commonwealth or Federal government, by borrowing under the authority of the General Laws, or otherwise; or take any action relative thereto.

COMMENTS: This Article has been proposed by the Park and Recreation Commission and the Board of Road Commissioners to deal with five problem areas at the garage shared by both Departments. The concerns expressed by both commissions include safety, productivity, morale, environmental issues and appearance.

The funds proposed under this article will include a redesign of the driveway to eliminate the traffic hazards created by the trucks backing out directly onto Main Street. This at times has interfered with the traffic at the school creating a potentially dangerous situation. In addition to eliminating serious traffic hazards at the intersection, the article provides funds to eliminate hazards in the garage created by inadequate storage facilities. The new layout of the parking and storage areas will also improve unnecessary duplication of work created by limited space. The Park and Recreation Commission and Board of Road Commissioners believe that the cramped work space presents both safety and morale problems for the workers. Both the Board of Health and the Conservation Commission have expressed concerns about the lack of dry wells which would help prevent the residues of these activities from polluting the ground water in the area and keep contaminants from reaching Dudley Pond. The appearance of the garage has been a source of neighborhood complaints for some time. By installing fencing and shrubs, no vehicle or machinery will be seen from Main Street. The overall appearance of the site will be measurably improved.

ARGUMENTS OPPOSED: Because of the financial limitations that the Town is operating under, no expenditure should be made until the site has further deteriorated.

ARGUMENTS IN FAVOR: The site has reached a dangerous point. We should not wait until there is an accident on Main Street or until an employee is hurt before we deal with the problems at this site.

RECOMMENDATION: The Finance Committee recommends approval of the Article.

QUANTUM OF VOTE: Majority - see Mass. G.L. Ch. 40, Sec. 5, Ch. 44, Sec. 33B.

ARTICLE 19. COMPUTER EQUIPMENT FOR SCHOOLS

Proposed by: School Committee

Estimated Cost: $35,000

Article 19. To see if the Town will appropriate a sum of money to be expended by the School Committee for the acquisition of additional new instructional computer equipment to be used by the School Department; and to determine whether such money shall be provided for by taxation, by appropriation from available funds, by transfer of funds already appropriated for another purpose, by funds received as grants from the Commonwealth or Federal government, by borrowing under the provisions of the General Laws, or otherwise; or take any action relative thereto.

COMMENTS: This Article was inserted in the Warrant by the School Committee to see if the Town will continue to support a computer-education program already underway in the school system, by providing funds for the purchase of additional micro-computers.

The procurement and use of this equipment follows a new long-range (three year) School Committee plan entitled Report and Recommendations on Computer Education in the Wayland Public Schools 1985-1988 (dated June, 1985) and a more recent report detailing the changes in the way students utilize this technology. Exposure to the computer labs has accelerated the acquisition of computer literacy and has enabled students to begin using computers as a tool for learning their academic subjects. The overall goal for this program is to ensure that Wayland students at all levels extend their familiarity and skills with computers in a variety of classroom applications.

The new plan projects capital and maintenance expenditures totalling approximately $90,000 over three years in order to bring the level of computer equipment and services up to the point where there will be adequate facilities to meet the needs of the program.

This Article requests $35,000 to implement the first year of the new plan. It is not expected that the program will be supplemented by more grant and gift monies, as Federally funded education programs are being severely reduced or eliminated. The previous purchases have concentrated on a program establishing computer laboratories in every school, in which students acquire computer literacy. The new computer purchases will move into the classroom and be used more as a tool to enhance learning and develop thinking. As students become more and more adept with computer technology, they discover new ways of using the power, speed and flexibility of the computer to collect facts, organize information, analyze data and draw conclusions or solve problems.

The Finance Committee believes that the Wayland School system is taking a responsible approach to fulfill its requirement for student computer education. However, the Finance Committee does not feel that funds will be available beyond this year to fund this program outside the budget.

ARGUMENTS OPPOSED: The tight financial constraints on the Town in the forthcoming year are not amendable to the purchase of school equipment.

ARGUMENTS IN FAVOR: Experience gained in the first three years has already substantiated the merits of the intial plan. Suspension of the system-wide ongoing growth of the program, as set out in the new plan, is unwise.

RECOMMENDATION: The Finance Committee recommends approval of this Article, contingent on passage of the debt exclusion override, but will not be able to due so again next year.

QUANTUM OF VOTE: Two-thirds for borrowing - see Mass. G.L. Ch. 44, Sec. 7(9).

ARTICLE 20. PAINT TOWN BUILDINGS

Proposed by: Board of Selectmen

Estimated Cost: $32,500

Article 20. To see if the Town will appropriate a sum of money to be expended by the Selectmen to paint the Wayland Town Building, Cochituate Town Building, Loker Building, and Public Safety Building; and to determine whether such money shall be provided for by taxation, by appropriation from available funds, by transfer of funds already appropriated for another purpose, by funds received as grants from the Commonwealth or Federal government, by borrowing under the provisions of the General Laws, or otherwise; or take any action relative thereto.

COMMENTS: This article was inserted to cover costs of painting exposed wooden trim on several Town buildings for both aesthetic reasons and to protect the buildings from possible weather related deterioration.

ARGUMENTS OPPOSED: The amount required is a substantial sum in times of fiscal austerity. Buildings can go another year or so before severe deterioration sets in; meanwhile other Town services have higher priority.

ARGUMENTS IN FAVOR: Painting has been delayed several years already. Painting is no longer required purely for appearance; it is now needed for preventive maintenance. The longer we wait to paint these buildings, the greater the chance of damage and deterioration.

RECOMMENDATION: The Finance Committee recommends approval of the Article.

QUANTUM OF VOTE: Majority - see Mass. G.L. Ch. 40, Sec. 5, Ch. 44, Sec. 33B.

ARTICLE 21. REPAIR TOWN CLOCK

Proposed by: Petitioners

Estimated Cost: $9,000

Article 21. To see if the Town will appropriate the sum of $9,000 for the restoration of the town-owned clock and its faces, which are located in The First Parish Church; and to determine whether such money shall be provided for by taxation, by appropriation from available funds, by transfer of funds already appropriated for another purpose, by funds received as grants from the Commonwealth or Federal government, by borrowing under the authority of the General Laws, or otherwise; or take any action relative thereto.

COMMENTS: Petitioners request $9,000 to repair the faces of the clock in the First Parish Church. According to the Petitioners, these faces have deteriorated over the years until there is now the danger that at least one of them may fall off. Petitioners pledge to raise any additional funding that is necessary from Church members. The clock was originally purchased by citizens who donated the clock to the Town.

ARGUMENTS OPPOSED: The $9,000 is needed elsewhere since there is a limit on Town spending and all Town budgets have reached their present ceiling.

ARGUMENTS IN FAVOR: The First Parish Church is the centerpiece of the Historic District, and the Clock is the focal point of the Church. To let it deteriorate would adversely affect the Town's appearance in the eyes of residents and visitors to the Town. The clock serves the entire community, and in fact, the Town contributes $200 a year towards its upkeep and that of the Town clock in the Community United Methodist Church.

RECOMMENDATION: The Finance Committee recommends approval of the Article.

QUANTUM OF VOTE: Majority - see Mass. G.L. Ch. 40, Sec. 5, Ch. 44, Sec. 33B.

ARTICLE 22. RECONSTRUCT PORTION OF STONEBRIDGE ROAD

Proposed by: Road Construction Committee

Estimated Cost: $400,000

Article 22. To see if the Town will appropriate a sum of money to be expended by the Road Construction Committee for the construction, reconstruction and/or improvement of Stonebridge Road, including the construction of a walkway, from Anthony Road to Old Stonebridge Road; to determine whether such money shall be provided for by taxation, by appropriation from available funds, by transfer of funds already appropriated for another purpose, by funds received as grants from the Commonwealth or Federal goverment, by borrowing under the authority of the General Laws, or otherwise; or take any action relative thereto.

COMMENTS: This Article was inserted in the Warrant by the Road Construction Committee, and calls for the reconstruction of a portion of Stonebridge Road, between Anthony Road and Oak Hill Road. The 1983 Town Meeting appropriated the funds for the required engineering design which has now been completed.

This same Article was presented in the Warrant for the 1985 Town Meeting but was passed over at the Meeting upon the recommendation of the Finance Committee because voters, in a referendum vote, had not approved a road debt override under the terms of Proposition 2 1/2.

The poor condition of many roads in Wayland is clear to all, but the cost of borrowing the funds for repairs must, in the view of the Finance Committee, be outside of the limits of Proposition 2 1/2. This policy of the Finance Committee applies to all major optional capital fund programs, and the Road Program is our largest single program.

If the voters at our annual election approve the override in a referendum, then the Finance Committee will recommend that the Town proceed with the reconstruction of Stonebridge Road. The plans which have been developed reflect the concerns of the neighborhood; the repairs will eliminate a dangerous condition.

ARGUMENTS OPPOSED: Road reconstruction is a cost which the Town should not incur.

ARGUMENTS IN FAVOR: The condition of Town roads continues to deteriorate.

RECOMMENDATION: The Finance Committee recommends approval of the Article provided the debt exclusion is approved by the voters on the override referendum.

QUANTUM OF VOTE: Two-thirds for borrowing - see Mass. G.L. Ch. 44, Sec. 7.

ARTICLE 23 INSTALL DRAINAGE - TRAINING FIELD ROAD

Proposed by: Road Commissioners

Estimated Cost: $9,800

Article 23. To see if the Town will appropriate a sum of money to be expended by the Road Commissioners to install approximately 200' of drainage on Training Field Road in the vicinity of house numbers #25 and #22; and to determine whether such money shall be provided for by taxation, by appropriation from available funds, by transfer of funds already appropriated for another purpose, by funds received as grants from the Commonwealth or Federal government, by borrowing under the authority of the General Laws, or otherwise; or take any action relative thereto.

COMMENTS: This Article seeks funds to install catch basins, drainage pipes, leaching basins, and a drainage manhole for the improvement of the drainage at the bend of Training Field Road. This bend has had a long standing problem with the drainage of rain water that causes traffic to avoid the puddles and use the opposite side of the road, creating a hazard for oncoming traffic. This section of road is used regularly by school buses. This project which is part of an ongoing program of projects of the Road Commissioners will provide considerable relief on this busy section of road.

ARGUMENTS OPPOSED: Other projects may have higher priority.

ARGUMENTS IN FAVOR: This project will correct a long standing drainage problem and eliminate a dangerous safety hazard in the process.

RECOMMENDATION: The Finance Committee recommends approval of the Article.

QUANTUM OF VOTE: Majority - see Mass. G.L. Ch. 40, Sec. 5, Ch. 44, Sec. 33B.

Robert W. & Mary G. Hanlon
2.5± ACRES
2.6± ACRES
80,901
58,251
Robert Kirby & Elizabeth Ann Weiler
Steven J. Brown
W. Hugh M. & ana M. Morton
#70
#76
32,000
#75
GLEZEN LANE
Town of Wayland 0.53 ACRES
Gary B. & Marie E. Marcoux
40,519
#29
John W. & Kathleen Sehn Lehmann
8.5 ± ACRES
Michael M. & Debra E. Bergman
40,094
PROPOSED DRAINAGE
#21
TRAINING
John E. Jr. & Barbara W. Sullivan
23,243
Perry R. & Ursula Smoot
22,316
George W. Jr. & Ann Pratt
22,387
Barbara Dewey
20,587
Anthony L. & Mary L. Alesi
21,906
#17
#15
Wallace E. & Ellen F. Barr
32,500
#22
Jen King & Chiao-Shuen Daisy Jao
50,120
Robert C. & F. Frances Frechette
32,515
#18
Maurice W. Jr. & Diane T. Williams
24,700
FIELD
LANE
Esther Bromfield & Richard Elkin
48,400
47,710
Lawrence M. Miller
#5
#9
ORCHARD
Pearl A. Nelson Tr. P.A. Nelson Trust
217,588
#14
#8
40,100
Richard C. & Terry K. Albright
ROAD
Sacra

ARTICLE 24. AMEND ZONING BY-LAWS - CHANGES IN STREETS

Proposed by: Petitioners

Article 24. To see if the Town will amend the Zoning By-Laws, as follows:

By adding the following paragraph to Section IV:

H. Whenever a street is created, widened or relocated any then existing lot shown on a plan or described in a deed recorded in the Registry of Deeds which conformed or was considered to conform to the area and frontage requirements before but not thereafter shall be considered to conform; and any existing structure which was in compliance with regulations respecting location before but not thereafter shall be considered to be in compliance. This subsection shall not be applicable if the street was a private way and the land on which it was created, widened or relocated was owned by the owner of the lot or structure affected;

or take any action relative thereto.

COMMENTS: This Article was inserted in the Warrant by Petitioners to see if the Town will vote to amend the Zoning By-laws so that if a lot or building conforms to the requirements for area, frontage, and set back prior to the creation, widening or relocation of a street, it will be considered to conform thereafter.

When a new street is created or an existing one widened or relocated, a lot may be reduced below the required area or frontage or a building may not be set back far enough. Neither state law nor our zoning by-law now gives any protection against the resulting nonconformity of the lot or building. It is presently possible to obtain a variance.

The proposed amendment would protect the affected property owner by providing that if the property was in conformity before, it would be considered to conform after the creation, widening or relocation of a street. Under the zoning by-law a street includes a public way as well as a private way open to the public.

The proposed amendment does provide, however, that this new section will not apply if the street in question was a private way and if the owner of the lot affected is the person who creates, widens or relocates the street or who permits such actions.

ARGUMENTS OPPOSED: It can be argued that by including the "creation" of new streets in this amendment, it is conceivable that approval would be given for new streets within a subdivision to be created closer to an abutter's lot line.

ARGUMENTS IN FAVOR: There is no reason why a property owner should have to go to the trouble and expense of obtaning a variance to make his property marketable if, in fact, the property was in conformity prior to the creation, widening or relocation of the street. The proposed amendment would also relieve the Board of Appeals of the burden of reviewing each application for a variance.

RECOMMENDATION: The Finance Committee recommends approval of the Article, contingent upon approval of the Zoning Board of Appeals and the Planning Board.

QUANTUM OF VOTE: Two-thirds - see Mass. G.L. Ch. 40A, Sec. 5.

ARTICLE 25. AMEND ZONING BY-LAWS - STATE LAW RESPECTING EDUCATIONAL AND RELIGIOUS USES

Proposed by: Petitioners

Article 25. To see if the Town will amend the Zoning By-Laws, as follows:

1. By deleting paragraph 3 (f) of Section X C and the second sentence of Section V (h); and

2. By changing the punctuation mark at the end of Section III B from a period to a comma and adding the following words: "except to the extent that such regulation is prohibited by the laws of the Commonwealth."

or take any action relative thereto.

COMMENTS: This Article was inserted in the Warrant by Petitioners to see if the Town will vote to amend its Zoning By-Laws by deleting from the zoning by-law the language respecting the prohibition of restrictions on educational and religious uses and by substituting a general reference to regulations prohibited by state law.

Massachusetts General Laws, Chapter 40A, prohibits towns from restricting the use of land for agricultural, educational (by a public or non-profit entity), or religious purposes. In two places the State language respecting educational and religious uses has been incorporated into our zoning by-laws. As a technical matter, this is not good practice because the language in state law can change, as has actually occurred with the revision of the Chapter 40A language regarding educational uses. Thus, the town zoning by-law must be amended each time the State language changes to remain in conformity with the state law.

This proposed amendment will do away with this problem by deleting the specific state law language regarding educational and religious uses and substituting a general reference to regulations prohibited by state law.

ARGUMENTS OPPOSED: None heard by the Finance Committee.

ARGUMENTS IN FAVOR: This amendment would make certain that our zoning by-laws are always consistent with state laws prohibiting towns from restricting the use of land, and will make it unnecesary for us to amend our by-laws each time the language in the state law is revised.

RECOMMENDATION: The Finance Committee recommends approval of the Article, contingent upon approval of Zoning Board of Appeals and Planning Board.

QUANTUM OF VOTE: Two-thirds - See Mass. G.L. - Ch. 40A, Sec. 5.

ARTICLE 26. AMEND ZONING BY-LAWS - LOCATION OF GARAGES

Proposed by: Petitioners

Article 26. To see if the Town will amend the Zoning By-Laws, as follows:

By deleting the words "in clear width," in the first sentence of Section IX (i) and by adding the following sentence at the end of that section:

> "A garage, either attached to the dwelling or detached, may be located beside a dwelling, provided there is a side yard between the garage and the side lot line not less than that specified in this paragraph."

or take any action relative thereto.

COMMENTS: This Article was inserted in the Warrant by Petitioners to see if the Town will vote to amend the Zoning By-Laws to specifically allow a detached garage to be located in a side yard.

Section IX(i) of the Zoning By-Law is presently unclear as to whether a detached garage or other building may be located beside a dwelling house, although it has generally been interpreted as being prohibited without the approval of the Board of Appeals. A garage attached to the dwelling house is allowed. This proposed amendment would clearly permit a detached garage in a side yard, but would require a side yard between the garage and the side lot line as is presently required between the dwelling house and the side lot line (not less than 15 feet).

ARGUMENTS OPPOSED: By excluding other detached structures such as tool sheds and barns from this amendment, it is possible that the amendment will be interpreted so that any detached structures other than garages will not be allowed. Furthermore, if both this and the "accessory apartment" Article are approved, there is a possibility that accessory apartments will be built in detached structures, which may be undesirable.

ARGUMENTS IN FAVOR: The side yard is a normal and suitable place for either an attached or detached garage. This proposed amendment would do away with the unnecessary time and expense to obtain a variance for a detached garage, so long as the 15 foot side lot requirement is met.

RECOMMENDATION: The Finance Committee recommends approval of the Article, contingent upon approval by the Zoning Board of Appeals and Planning Board.

QUANTUM OF VOTE: Two-thirds - see Mass. G.L. Ch. 40A, Sec. 5.

ARTICLE 27. AMEND ZONING BY-LAWS - SIDEWALKS

Proposed by: Petitioners

Article 27. To see if the Town will amend the Zoning By-Laws, as follows:

By deleting from Section VI of the By-Law paragraphs 2-a-3-d, 2-a-6-h, 2-a-6-1, 2-a-10-j, 2-a-10-n, 3-a-4-d, and 3-c and by substituting in place of Section VI-3-c the following:

c) In both Business Districts A and B, in the event of the construction, reconstruction or substantial alteration of any premises which are used or intended to be used in whole or in part for any industry, trade, manufacturing or commercial purpose there shall be constructed as part of such construction, reconstruction or substantial alteration a raised granite curb at least six inches in height along the edge of the street except at approved driveway openings and a paved pedestrian sidewalk no less than five feet in width set back no less than four feet from the street property line and covering the entire width of the lot except where driveways exist, the sidewalk to be separated from the remainder of the lot with a strip four feet wide in which shall be maintained in good condition suitable evergreen shrubs or other landscaping approved by the Board of Appeals. The strip between the sidewalk and the street shall be maintained in good condition as a grass area. The sidewalk location shall be such as to join in a reasonable manner existing or potential sidewalks on abutting land.

or take any action relative thereto.

COMMENTS: This Article was inserted in the Warrant by Petitioners to see if the Town will vote to amend the Zoning By-Laws in order to create uniform sidewalk requirements for all businesses in the event of the construction, reconstruction or substantial alteration of any business premises.

Presently, the sidewalk requirements vary for different businesses and there are no requirements for some kinds of businesses. The proposed amendment would delete all current provisions and substitute one standard provision applicable to all businesses. The new provision would require 1) a 6" granite curb, 2) a paved pedestrian sidewalk at least 5′ wide, 3) a grass area at least 4′ wide between the sidewalk and the street, and 4) a 4′ wide strip with evergreen shrubs or other approved landscaping between the sidewalk and the remainder of the lot. These uniform requirements are substantially the same as are now applicable to automobile sales, service and repair, and gasoline stations.

ARGUMENTS OPPOSED: To specify "granite" curbs establishes too rigid a requirement. The Board of Appeals should not be bound by the by-law as to the composition of a curb.

ARGUMENTS IN FAVOR: Sidewalk requirements should be uniform for all businesses, and this amendment sets sensible standards for all businesses with respect to sidewalks.

RECOMMENDATION: Finance Committee recommends approval of the Article, contingent upon approval by the Zoning Board of Appeals and Planning Board.

QUANTUM OF VOTE: Two-thirds - see Mass. G.L. Ch. 40A, Sec. 5.

ARTICLE 28. AMEND ZONING BY-LAWS - DOG KENNELS

Proposed by: Petitioners

Article 28. To see if the Town will amend the Zoning By-Laws, as follows:

1. By deleting Section II (f).

2. By deleting the words "except dog kennels" from Section V (f).

3. By deleting Section X (a) (6).

4. By adding the following new paragraph to Section V (d):

   "7. The maintenance of dogs and suitable shelters therefor; provided, however, that if conducted as a business, or if the number of dogs three months old or older exceeds four, a special permit is granted in accordance with paragraph (r). Any kennel or other structure used by dogs shall be no closer than 20 feet to any lot line and no closer than 50 feet to any existing dwelling located beyond any lot line."

or take any action relative thereto.

COMMENTS: This Article was inserted in the Warrant by Petitioners in an effort to clarify under what conditions dogs and kennels are allowed under the Town's Zoning By-Laws.

In 1975 the Town attempted to clarify the issue of when kennels were allowed by approving an amendment to the Zoning By-Laws which authorized kennels under special permits and three accompanying provisions. The amendment provided that all existing kennels would have one year to obtain a special permit. The Attorney General struck down the substantive part of the amendment regarding the issuance of permits for existing kennels on the basis that it was an illegal attempt to restrict non-conforming uses. This has been interpreted by many as a recognition that pre-existing uses for kennels were allowed. However, the Attorney General did not specifically strike down the accompanying provisions. Thus, the definition of kennels as well as the general authorization for kennel permits remains but the substantive kennel provision no longer exists.

Paragraphs 1, 2, and 3 of this Article delete these remaining provisions of the 1975 amendment, as Petitioners believe that they should not stand alone without the substantive portion of the amendment.

In Paragraph 4 of this Article, Petitioners attempt to define when dogs and kennels are allowed. It states that 1) the number of dogs allowed for pleasure purposes as an accessory use would be limited to four, 2) it provides set-back requirements for kennels, and 3) it requires the issuance of a special permit issued for kennels for business purposes or when the number of dogs as an accessory use exceed four.

However, and most important, this Article is silent on the matter of pre-existing kennels. Petitioners believe that pre-existing kennels are not allowed and therefore there is no need to address the issue. Others, including Associate Town Counsel, believe that pre-existing kennels should be specifically allowed, and in fact interpret the 1975 Attorney General's ruling as recognizing the pre-existing use of kennels. Thus, by not specifically allowing presently existing kennels, this proposed amendment may not serve to properly clarify how pre-existing kennels are to be dealt with, the very issue the Attorney General was concerned with in 1975.

It is essential that this issue of pre-existing kennels is properly resolved at this time, especially in view of the litigation and cost it has caused to the Town. One case has taken over three years with seven administrative and judicial hearings at great legal expense to the Town. There are currently two other cases pending.

It should also be noted that although the definition of a mature dog (three months old) is consistent with state law, some people may consider this as too restrictive and impractical.

ARGUMENTS OPPOSED: Petitioners' Article does not clarify or offer any help in resolving the legal issues regarding the pre-existing use of kennels. A grandfather clause specifically allowing presently existing kennels would solve this problem.

ARGUMENTS IN FAVOR: The proposed amendment fills a gap in the Zoning By-Laws and sets reasonable standards as to when dogs and kennels are allowed.

RECOMMENDATION: The Finance Committee recommends approval of the Article provided it is amended so that all existing kennels may continue as a matter of right.

QUANTUM OF VOTE: Two-thirds - see Mass. G.L. Ch. 40A, Sec. 5.

ARTICLE 29. AMEND ZONING BY-LAWS - ACCESSORY APARTMENTS

Proposed by: Petitioners

Article 29. To see if the Town will amend the Zoning By-Laws, as follows:

(1) By deleting Section II (h) and substituting therefore the following:

(h) An accessory dwelling unit is an additional set of living facilities with permanent provisions for living, cooking and sanitation, located in a single residence dwelling or a building accessory thereto and occupying no more than 35% of the total gross floor area of the accessory unit and the principal residence.

By deleting from the first paragraph of Section V (C 1) the words "in an owner-occupied single residence dwelling," and

By adding the underlined words to Section V(m):

Other than an accessory dwelling unit permitted pursuant to Section V (C 1) no accessory building shall be occupied for residential purposes, except that an upper floor of a garage or stable may be occupied by an employee of the owner or tenant of the premises.

(2) By changing the percentage stated in Section V (C 1)(a) from 75% to 50%.

(3) By deleting Section V (C 1)(c) and substituting therefore the following:

(c) The building or buildings in which the accessory unit and the principal residence are to be situated shall have existed for two years.

(4) By deleting from Section V (C 1)(d) "no additions for the purpose of adding an accessory unit shall be allowed on a non-conforming lot" and by changing the semicolon preceding said words to a period.

(5) By adding the following to Section V (C 1)(e):

The owner may be absent for periods not exceeding one year provided no one occupies the owner's unit except a house-sitter paying no rent. The owner's unit may be rented for periods not exceeding two years provided prior written notice is given to the Building Commissioner, the owners have occupied their unit for the prior two years and occupy for two years between rental periods and the owners remain legal residents of the Town.

(6) By adding to Section V (C 1) (k) the following:

Each certificate of occupancy shall be for a term of three years and shall be renewed if all requirements continue to be met.

(7) By deleting Section V (C 1)(1).

or take any action relative thereto.

COMMENTS: This Article was inserted in the Warrant by Petitioners to see if the Town will vote to amend the Zoning By-Laws to revise the requirements allowing accessory apartments. Since 1980, the Zoning By-Laws have authorized the Board of Appeals to issue special permits for accessory apartments provided several requirements were met. There are approximately 2500 houses currently eligible. Petitioners believe that this proposed amendment will eliminate unnecessary requirements and thus make it less difficult to obtain approval for accessory apartments.

This Article would result in the following changes:

1) Accessory apartments would now be allowed in a detached building such as a garage or barn. This is not presently permitted.

2) The area of the lot would only have to be 50% of the area requirement for the district in which it is located, as opposed to the current requirement of 75%. Petitioners believe that this will reduce certain inequities while maintaining a correlation between desired density and accessory apartments.

3) The building in which the accessory unit will be located will only have to be in existence for 2 years prior to adding the unit. Current provisions require the building to exist as of January 1, 1980.

4) The current requirement prohibiting any additions for an accessory unit on a non-conforming lot would be eliminated.

5) There will be a specific definition as to when an owner may be absent and still be permitted to have an accessory apartment.

6) The existing provision limiting special permits to 5 years would be eliminated and there would be substituted in its place a new requirement for an occupancy certificate every 3 years which shall be renewed if all requirements continue to be met.

These proposed amendments would not affect any of the other requirements for accessory apartments under Section V of the Zoning By-Laws.

ARGUMENTS OPPOSED: Further dilution of the accessory apartment regulations may increase density beyond what is desired by the Town.

ARGUMENTS IN FAVOR: The proposed amendments eliminate unnecessary requirements for accessory apartments and will increase the number of houses eligible for such apartments. As a result, this will increase the amount of affordable housing in Town, especially for those who can't afford to purchase a home in Wayland.

RECOMMENDATION: Finance Committee recommends approval of the Article, contingent upon approval by the Zoning Board of Appeals and Planning Board.

QUANTUM OF VOTE: Two-thirds - see Mass. G.L. Ch. 40B, Sec.

ARTICLE 30. AMEND ZONING BY-LAWS TABLE OF USES

Proposed by: Petitioners

Article 30. To see if the Town will amend Section XIV of the Zoning By-Laws (entitled Table of Permitted Uses by Districts), as follows:

1. By inserting after the word "Schools" one asterisk and by inserting at the bottom of the page the following:

   "*See amendments to Section V (d) 1, 5 and 6 made by Article 2 of the Special Town Meeting 4/8/85.

2. By inserting after the word "kennel" two asterisks and by inserting at the bottom of the page the following:

   "** See Section V (d) 7 added at the 1986 Annual Town Meeting."

3. By deleting the word "kennel" and the symbols applicable to it.

or take any action relative thereto.

COMMENTS: This Article was inserted in the Warrant by Petitioners to see if the Town will vote to amend the Table of Permitted Uses in the Zoning By-Laws in order that the Table will become consistent with the Zoning By-Law amendments.

Paragraph 1 of this Article will update the Table of Permitted Uses by reflecting the amendment to the Zoning By-Laws regarding schools, approved at the April 8, 1985 Special Town Meeting. Paragraph 2 of this Article anticipates the addition of Section V (d)(7) to the Zoning By-Laws regarding dogs and kennels which is being submitted under Article 28 at this 1986 Annual Town Meeting. Petitioners inserted Paragraph 3 as an alternate to Paragraph 2 in the event that Article 28 regarding dogs and kennels is not approved at this Town Meeting.

ARGUMENTS OPPOSED: The Finance Committee believes that it is poor practice to submit alternate provisions within the same Article. There are substantive problems with the proposed Article 28 and therefore Paragraph 2 of this Article may be unnecessary. Furthermore, the Finance Committee believes that the Table of Uses should be changed only at a Town Meeting subsequent to the one which changes a zoning by-law.

ARGUMENTS IN FAVOR: When a Zoning by-law use provision is changed the Table of Uses should be changed or some note respecting the change inserted. The nature of these particular changes are such that it would be difficult to change the Table without revising it extensively. Therefore, this amendment would insert asterisks calling attention to these amendments.

RECOMMENDATIONS: Finance Committee does not recommend approval of the Article.

QUANTUM OF VOTE: Two-thirds - see Mass. G.L. Ch. 40A, Sec. 5.

ARTICLE 31. AMEND BY-LAWS - PENALTY FOR UNLICENSED DOGS

Proposed by: Board of Selectmen

Article 31. To see if the Town will amend Article 7 of its By-Laws, setting out Dog Regulations, Kennel Regulations, and Alternative Disposition of Violations, by adding the following new heading and paragraphs:

D. Penalty for Unlicensed Dogs

All owners and keepers of dogs in the Town during the preceding six (6) months and who, on the first day of June of each year, have not licensed said dogs, shall be subject to a penalty of one dollar ($1.00) per dog for each day any one dog is unlicensed, up to the maximum allowed by law, plus a demand charge of one dollar ($1.00) per dog, payable to the Town, in addition to the license fee.

The Dog Officer may receive payment of such penalties and charges and remit same to the Town Treasurer prior to seeking a complaint therefor at the District Court for the Southern District of Middlesex County.

or take any action relative thereto.

COMMENTS: The above Article was inserted in the Warrant by the Selectmen. It would add new provisions to the Town's dog control regulations by authorizing the Town to collect penalties from those who fail to license their dogs in accordance with statute.

The present method for collecting overdue license fees is a cumbersome procedure through the District Court in Framingham, which understandably places such cases in the lowest order of priority. As a result, extensive delays are encountered, and much time is required of Town personnel, which is not reimbursed.

The By-Law will allow all parties to deal with such matters at the Town Building, as with parking violations. The By-Law does not attempt to increase amounts a dog owner or keeper could be ordered to pay by the Court, according to Massachusetts statutes.

ARGUMENTS OPPOSED: This Article would make paying fees less onerous. Forcing people to spend the time and effort to go to Framingham is part of the deterrent effect inherent in the present Regulation. Removing this additional difficulty would encourage people to ignore the By-Law.

ARGUMENTS IN FAVOR: The Article would put the Town in a better position to deal with scofflaws by eliminating the delays and expensive procedures that are now needed. It also gives the Dog Officer a better, more direct way to handle the collection problem, and thus would increase revenues to the Town.

RECOMMENDATION: The Finance Committee recommends approval of the Article.

QUANTUM OF VOTE: Majority, see Mass. G.L. Ch. 140, Sec. 173, Sec. 173A, Ch. 40, Sec. 21.

ARTICLE 32. ACQUIRE MBTA LAND

Proposed by: Library Trustees and Selectmen

Estimated Cost: $12,000

Article 32. To see if the Town will vote to acquire from the Massachusetts Bay Transportation Authority (MBTA) by purchase, exchange, gift or otherwise, for library parking or other municipal purposes, a certain parcel of land as shown on Plate No. 23 of the Town Atlas, containing approximately one acre, more or less, and being more particularly described on a plan entitled "Plan of Land showing proposed additional library parking lot" dated September 6, 1984 by the Wayland Engineering Department, which plan is on file with the Town Clerk; and to determine whether the Town will appropriate money therefor, to be provided by taxation, by appropriation from available funds, by transfer of funds already appropriated for another purpose, or otherwise; or take any other action relative thereto.

COMMENTS: The Trustees are interested in acquiring this 39,680 square foot parcel of land to provide adequate parking areas for the renovated and expanded library building. Negotiations to obtain this land are underway between the Selectmen and the MBTA. Copies of correspondence on this matter are available for review.

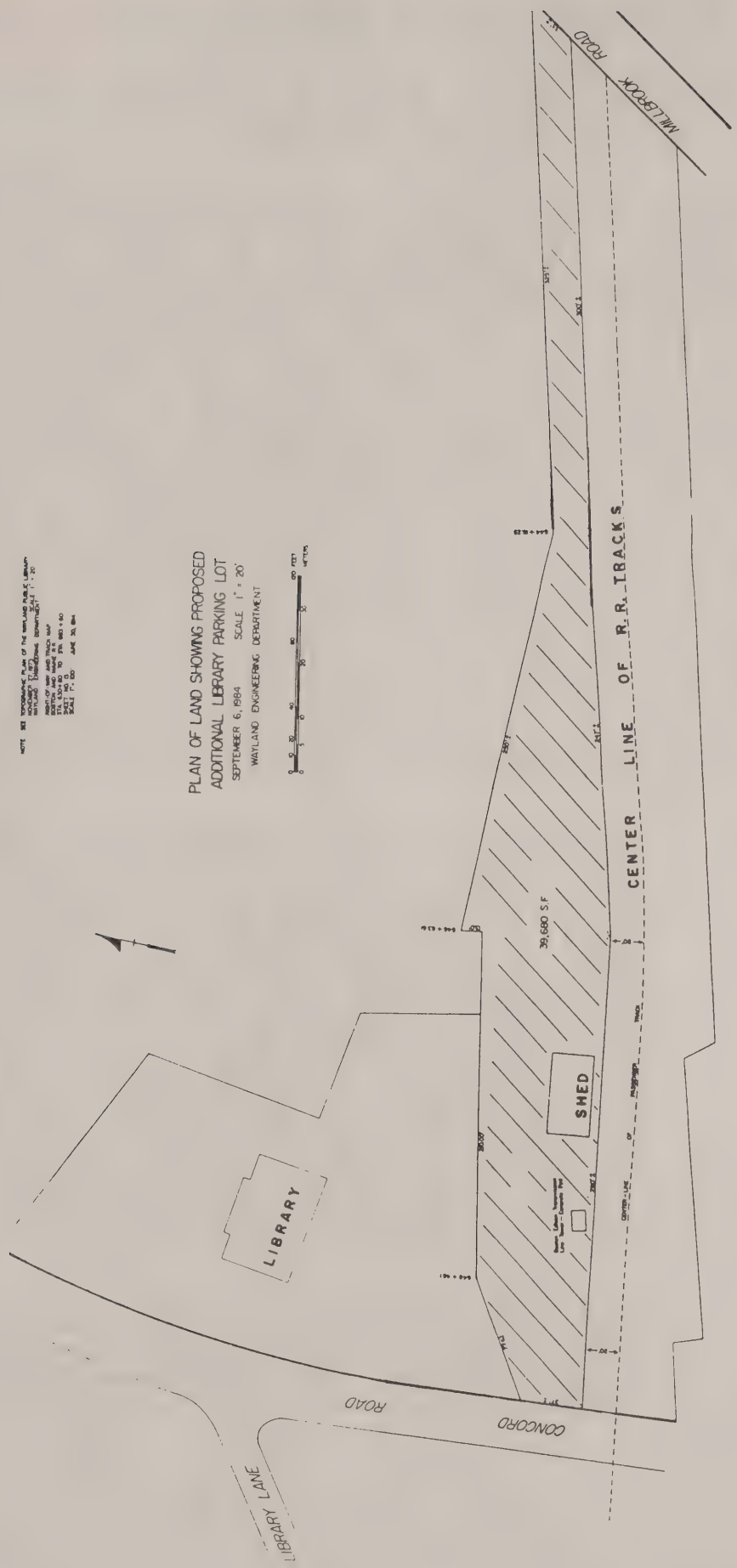
The Town has been attempting to purchase this land for many years, and it is only this year that the MBTA has agreed to sell the property. The Town has already invested both time and money in the negotiations and the appraisal. The present lot holds 24 spaces; the additional land would add 30 spaces.

ARGUMENTS OPPOSED: The present parking lot is only filled a percentage of the time and cars can be parked on the extra lot now, as well as across the street at the old station area. We have already spent over $1,250,000 on the Library, and should not incur any further expense on behalf of the Library while there are serious cutbacks in other Town services.

ARGUMENTS IN FAVOR: According to experience, doubling the size of the Library will increase its usage substantially, while the present parking lot is too small for even the current usage. Furthermore, if we don't buy the land this year, it may be sold off by the MBTA for other purposes. Although the land is now used for parking, it is not plowed in the winter. Even now, the Saturday story hour brings in more cars than the parking lot can handle. If the parents pull into the old station lot, the children are forced to cross a hazardous intersection to get to the building.

RECOMMENDATION: The Finance Committee recommends approval of the Article.

QUANTUM OF VOTE: Two-thirds - See Mass. G.L. Ch. 40, Sec. 14.


PLAN OF LAND SHOWING PROPOSED
ADDITIONAL LIBRARY PARKING LOT
SEPTEMBER 6, 1984
SCALE 1" = 20'
WAYLAND ENGINEERING DEPARTMENT
CENTER LINE OF R.R. TRACKS
39,680 S.F.
SHED
LIBRARY
CONCORD ROAD
LIBRARY LANE
MILLBROOK ROAD

ARTICLE 33. ACQUIRE LAND AND EASEMENTS FROM HYMAN SHICK AND OTHERS

Proposed by: Board of Water Commissioners

Estimated Cost: $27,000

Article 33. To see if the Town will authorize the Water Commissioners to acquire by purchase, eminent domain, gift or otherwise, for water supply purposes the fee or any lesser interest in one or more of the three vacant parcels of land with the trees thereon off of Moore Road standing in the names of The United States of America, Farmers Home Administration, Robert L. and Helen S. Whaley, Peter C. and Joanne K. Tandy, Sterling Building Corporation, and Hyman Shick containing 2.053 acres more or less shown on Plate No. 10 of the Town Atlas and shown as parcels 4 thru 6 on a plan entitled "PLAN OF LAND IN WAYLAND, MASS. SHOWING LANDS OWNED BY MARGARETH A. CHAMBERLAIN AND THE UNITED STATES OF AMERICA AND HYMAN SHICK SCALE 1 IN. 50 FT. FEBRUARY 14, 1979 WAYLAND ENGINEERING DEPARTMENT" and shown as parcels 5 and 6 on a plan entitled "PLAN OF LAND IN WAYLAND, MASS. SHOWING 30' WIDE ACCESS & UTILITY EASEMENT SCALE 1 IN. 100 FT. FEBRUARY 20, 1979 WAYLAND ENGINEERING DEPARTMENT Amended March 14, 1980", both of which plans are on file with the Town Clerk, together with any or all rights, title and interest of the owner or owners of each of the three said parcels of land in the streets and ways adjoining the same; to determine whether the Town will appropriate money therefor, to be provided by taxation, by appropriation from available funds, by borrowing under the authority of the General Laws, or otherwise; or take any action relative thereto.

COMMENTS: This Article has been proposed by the Water Commissioners to see if the Town will acquire or gain access to three adjoining parcels of land for the purpose of adding a new well and pumping station in order to augment the Town's water supply and pumping capacity. The Water Commissioners have been working on this site since 1978. The Town was prepared to develop the site for a new pumping station but the specifications dealing with the land requirements changed forcing the Town to purchase the additional parcels of land. The owner of the land was willing to sell the land to the Town but the Farmers Home Administration foreclosed on the property preventing the sale of the land to the Town. The Water Commissioners have attempted to purchase the property from the Farmers Home Administration but have been unable to get a decision from that organization.

They were informed that the best way to get this land for the well site was to take the land by eminent domain from the Farmers Home Administration, if legally possible. The cost of the pumping station has doubled since the proceedings began in 1978. The new

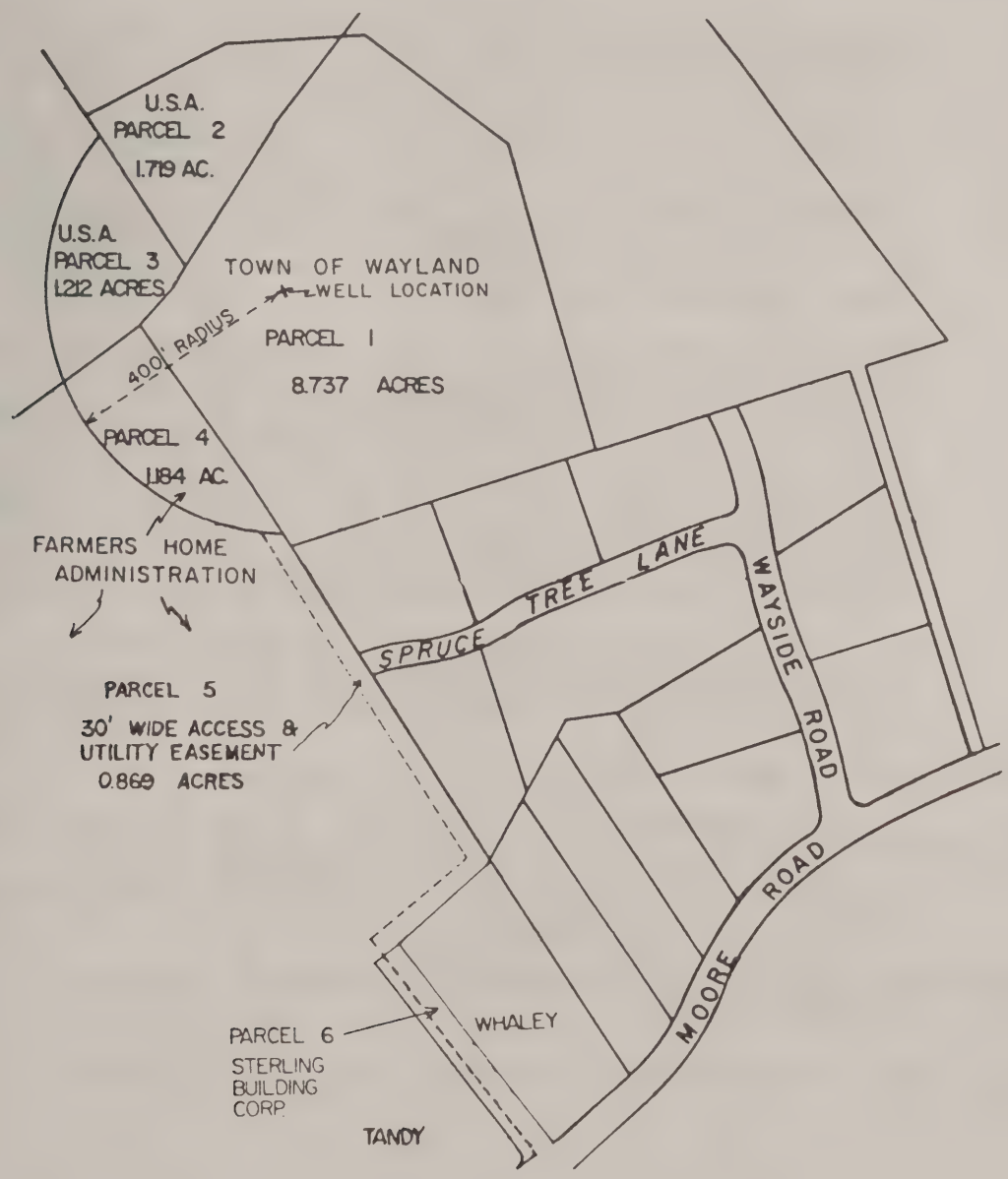
station will increase the capacity of the water system by approximately 15%, and will serve as an important source of water should be Town be faced with a serious drought. The Article also authorizes the acquisition of easements leading to the site, as shown on the accompanying diagram.

ARGUMENTS OPPOSED: None considered.

ARGUMENTS IN FAVOR: This site represents an important resource to the Town and would have been acquired long ago if an agreement had been reached with the Farmers Home Administration.

RECOMMENDATION: The Finance Committee recommends approval of the Article.

QUANTUM OF VOTE: Two-thirds - see Mass. G.L. Ch. 40, Sec. 14.



ARTICLE 34. "SMITH ESTATES" EASEMENTS

Proposed by: Board of Selectmen

Article 34. To see if the Town will authorize the Selectmen, with the approval of the Town Counsel as to form, to sell, convey, abandon or otherwise dispose of to The Finch Group, Inc., two easements, covering the same areas, for drainage purposes, over a parcel of land at the corner of Commonwealth Road and Oak Street, described in a deed from William F. Smith to the Town of Wayland dated April 22, 1922 and recorded in the Middlesex Registry of Deeds, South District, in book 4538, page 92, and in a deed from Harold and Ernestine Smith to the Inhabitants of the Town of Wayland dated October 11, 1952, a copy of which is on file with the Town Clerk, contingent upon final approval by the Wayland Planning Board and commencement of construction of the "Smith Estates" Subdivision, or take any action relative thereto.

COMMENTS: This Article was inserted in the Warrant by the Board of Selectmen to see if the Town will vote to authorize the Selectmen to convey to The Finch Group, Inc. abandoned drainage easements owned by the Town located over a parcel of land at Commonwealth Road and Oak Street as shown on the accompanying map. The easements describe a 12" concrete drainage pipe which is no longer used. Another drainage easement further to the east off of Commonwealth Road has replaced these abandoned easements.

The Finch Group has purchased approximately 8 acres of land at the corner of Commonwealth Road and Oak Street. Five acres are proposed to be developed as a subdivision of seven lots and a road off of Oak Street. The three remaining acres at the corner of Commonwealth Road and Oak Street are being divided into three separate lots and are not part of the subdivision. The abandoned easements are located over the three acres which are not part of the subdivision.

The authorization to transfer the easements are contingent upon final approval by the Planning Board and commencement of construction of the subdivision.

ARGUMENTS OPPOSED: None heard.

ARGUMENTS IN FAVOR: The Town has no use for these easements and it would be unfair not to convey them because a cloud on the title to the land would possibly exist without this conveyance.

RECOMMENDATION: The Finance Committee recommends approval of the Article.

QUANTUM OF VOTE: Two-thirds - see Mass. G.L. Ch. 40, Sec.

The Dow Chemical Co
lot C
21.5 ± ACRES
#412
Town of Wayland
RICE RD.
COMMONWEALTH
ROAD
COMMONWEALTH
lot 2
253,100 ± sf
1509'±
1500 ±
#417
18.22 ± AC
#389
ABANDONED CULVERT
The Finch Group Inc.
EXISTING OUTLET
Walter E Johnson
Walter E Johnson
(See Plate 49 for Area)
#3
#5
#7
#9
#11
#13
#15
#17
#19
OAK STREET
#10
#18
#20
SMITH FARM DRIVE
1
2
3
4
5
6
7
#6
#8
#10
#12
#14
VALLEY VIEW ROAD

ARTICLE 35. ACCEPT STREET - LAKE ROAD TERRACE

Proposed by: Board of Road Commissioners

Article 35. To see if the Town will vote to accept the laying out of a portion of the following named street and establish said portion thereof as a Town way, the boundaries and measurements shown on the plan referred to in the description, which plan is included in the order of layout of the Road Commissioners adopted with respect to such way and filed in the office of the Town Clerk in accordance with the provisions of General Laws, Chapter 82, Section 21-23:

> A portion of Lake Road Terrace 400 feet more or less as shown on a plan entitled "Definitive Plan, A Subdivision Plan of Land in Wayland, Mass., Scale 1"=40' Dated: December 3, 1982 by Schofield Brothers, Inc."

and to authorize the Road Commissioners to acquire by purchase, eminent domain, gift or otherwise for highway purposes the fee or any lesser interests as well as easements for drainage, slope or otherwise in any lands that may be necessary for such Town ways; and to determine whether the Town will appropriate money therefor, to be provided by taxation, by appropriation from available funds, by transfer of funds already appropriated for another purpose, by funds received as grants from the Commonwealth or Federal government, by borrowing under the provisions of the General Laws, or otherwise; or take any action relative thereto.

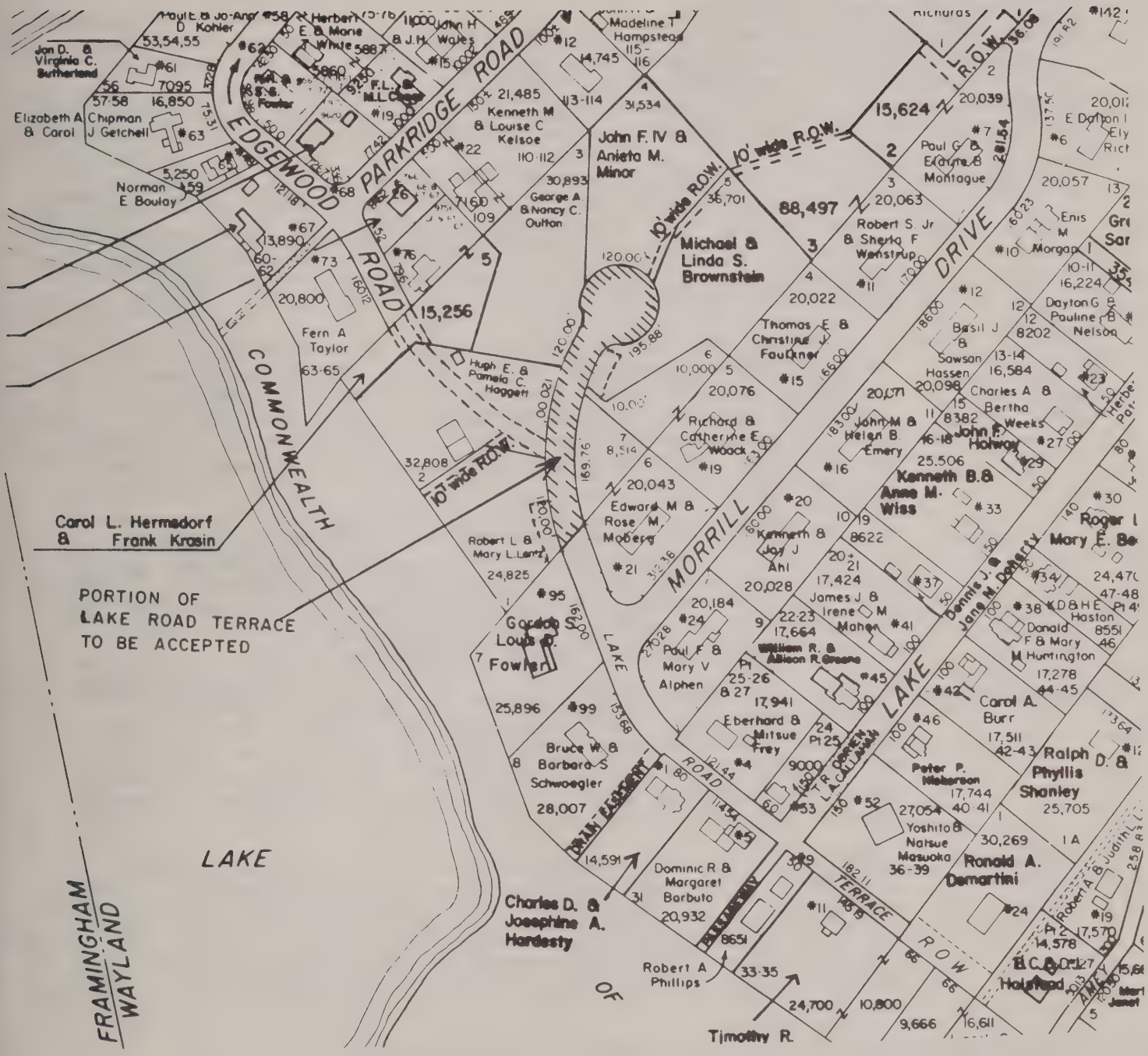
COMMENTS: This Article would make the remainder of Lake Road Terrace a Town Road.

ARGUMENTS OPPOSED: The Town would be responsible for the maintenance of this section of road and liable for any injuries sustained upon it.

ARGUMENTS IN FAVOR: The Town has traditionally taken over qualified roads and made them part of the Town road system.

RECOMMENDATION: The Finance Committee recommends approval of the Article.

QUANTUM OF VOTE: Two-thirds - see Mass. G.L. Ch. 41, Sec. 81Y.


EDGEWOOD ROAD
PARKRIDGE ROAD
COMMONWEALTH ROAD
MORRILL LAKE DRIVE
LAKE ROAD
LAKE ROAD TERRACE
DRAIN EASEMENT
10' wide R.O.W.
Jon D. & Virginia C. Sutherland
Elizabeth A. & Carol Chipman
J Getchell
Norman E Boulay
Fern A Taylor
Kenneth M & Louise C Kelsoe
George A. & Nancy C. Oulton
John F. IV & Anieta M. Minor
Michael & Linda S. Brownstein
Hugh E. & Pamela C. Haggett
Carol L. Hermsdorf & Frank Krasin
PORTION OF LAKE ROAD TERRACE TO BE ACCEPTED
Robert L & Mary L. Lantz
Edward M & Rose M. Moberg
Gordon S. & Louis D. Fowler
Bruce W. & Barbara S Schwoegler
Dominic R & Margaret Barbuto
Charles D. & Josephine A. Hardesty
Robert A Phillips
Timothy R.
Thomas E & Christine J Faulkner
Richard & Catherine E Woock
Kenneth & Joy J Ahl
James J & Irene M Mahon
Paul F & Mary V Alphen
Eberhard & Mitsue Frey
Peter P. Nielsen
Yoshito & Natsue Masuoka
Ronald A. Demartini
Carol A. Burr
Ralph D. & Phyllis Shanley
Kenneth B. & Anne M. Wiss
Paul G & Eileen B Montague
Robert S. Jr & Sherla F Wenstrup
Basil J & Sawsan Hassen
Charles A & Bertha Weeks
John M & Helen B. Emery
Dayton G & Pauline B Nelson
Roger L & Mary E. Be
Donald F & Mary M Huntington
Dennis J. & Jane M. Doherty
FRAMINGHAM
WAYLAND
LAKE

ARTICLE 36. HANNAH WILLIAMS PLAYGROUND AREA - CHANGE TO PARK STATUS

Proposed by: Park & Recreation Commission

Article 36. To see if the Town will vote to transfer the care, custody, management and control of three parcels of land originally acquired by the Town for recreational and/or automobile parking purposes, totalling approximately 1.3 acres, more or less, being formerly known as the Danis, Fitzpatrick and Hannah Williams Playground, Inc., properties and being numbered 83-85, 79-81 and 65-77 Main Street, respectively, to the Park and Recreation Commission to be held and managed by said Commission solely for park purposes; or take any action relative thereto.

COMMENTS: This Article was inserted in the Warrant by the Park and Recreation Commission to see if the Town will vote to change to Park status three parcels of land totaling approximately 1.3 acres on Main Street comprising the Hannah Williams Playground and the two empty lots immediately adjacent to it.

Presently, the status of the land is a combination of Recreation and Automobile Parking. The land is used partly as a developed playground under the control of the Park and Recreation Department. The two empty parcels adjacent to the playground parcel were obtained by the Town for the specific purpose of recreation and automobile parking.

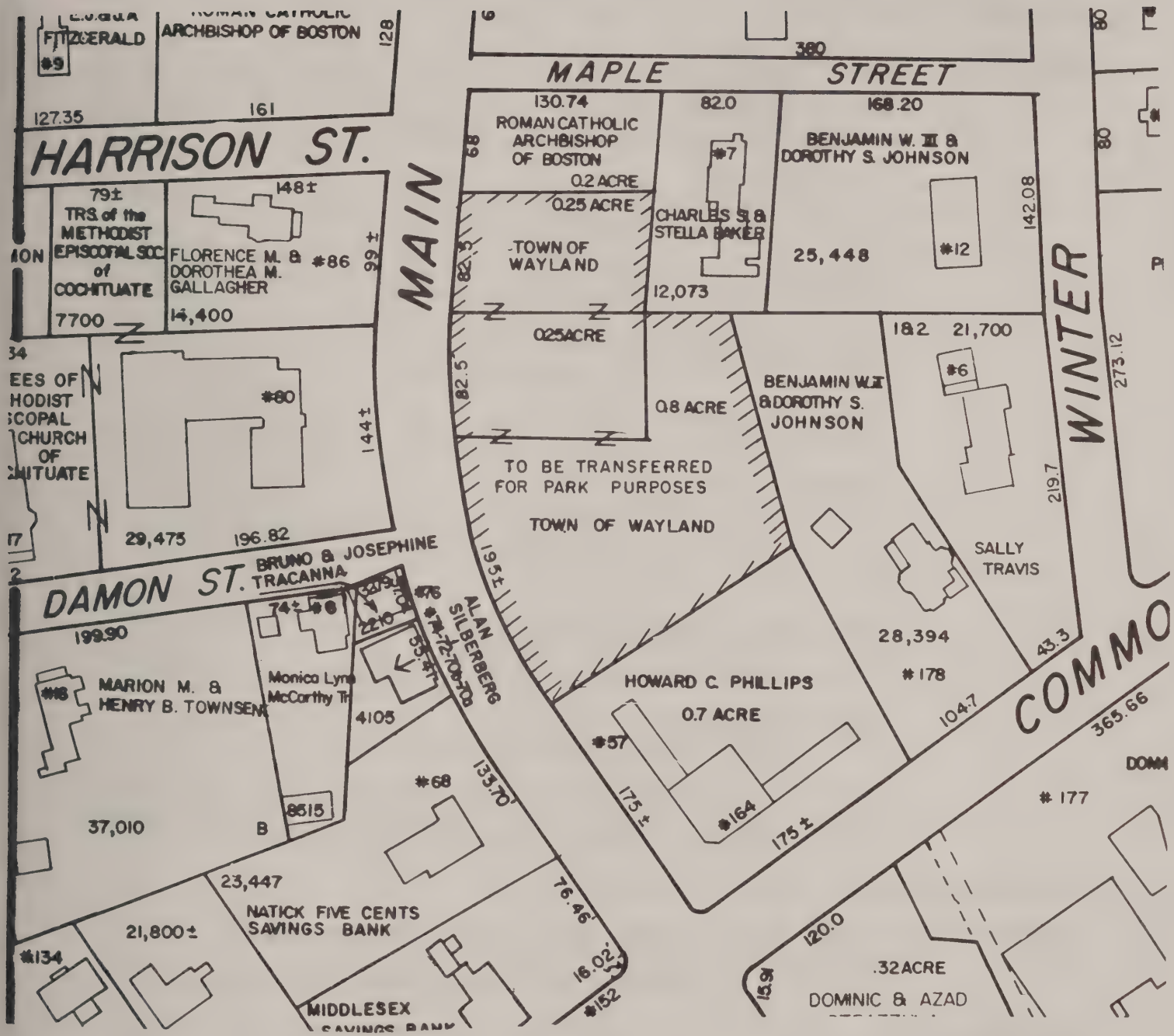
If the status of these parcels is changed to Park, it would still be possible for it to be converted to parking (or other use), but it would become more difficult to do so. With the new Park status such a change would require a 2/3 Town Meeting vote as well as approval by 2/3 of the State Legislature.

ARGUMENTS OPPOSED: The Town obtained the two parcels adjacent to the playground with the specific intent that it may one day be needed for parking, and that intent should not be circumvented at this time. If future off-street parking becomes needed in Cochituate, then there should not be any new obstacles to doing so.

ARGUMENTS IN FAVOR: It is desirable to take all steps available to retain this land as open space. As Cochituate continues to be developed, this open space becomes more and more precious as parkland. Furthermore, there is now and will be adequate parking in Cochituate Center due to the development or redevelopment of portions of the Center.

RECOMMENDATION: The Finance Committee recommends approval of the Article.

QUANTUM OF VOTE: Two-thirds - see Mass. G.L. Ch. 40, Sec. 15A.


FITZGERALD
#9
ROMAN CATHOLIC
ARCHBISHOP OF BOSTON
128
127.35
161
HARRISON ST.
MAPLE STREET
380
130.74
ROMAN CATHOLIC
ARCHBISHOP
OF BOSTON
0.2 ACRE
82.0
168.20
BENJAMIN W. III &
DOROTHY S. JOHNSON
#7
0.25 ACRE
CHARLES S. &
STELLA BAKER
TOWN OF
WAYLAND
12,073
25,448
#12
142.08
79±
TRS. of the
METHODIST
EPISCOPAL SOC.
of
COCHITUATE
7700
148±
FLORENCE M. &
DOROTHEA M.
GALLAGHER
#86
14,400
99±
MAIN
0.25 ACRE
82.5
#80
144±
29,475
196.82
0.8 ACRE
BENJAMIN W. II
& DOROTHY S.
JOHNSON
182
21,700
#6
273.12
WINTER
TO BE TRANSFERRED
FOR PARK PURPOSES
TOWN OF WAYLAND
195±
219.7
SALLY
TRAVIS
DAMON ST.
BRUNO & JOSEPHINE
TRACANNA
199.90
74±
#8
#76
ALAN
SILBERBERG
#71-72-70-70B
55.41
MARION M. &
HENRY B. TOWNSEND
#18
Monica Lynn
McCarthy Tr.
4105
28,394
#178
43.3
HOWARD C. PHILLIPS
0.7 ACRE
#57
#164
175±
175±
104.7
COMMO
365.66
#68
135.70
8515
37,010
B
23,447
NATICK FIVE CENTS
SAVINGS BANK
76.46
16.02
#152
#177
21,800±
#134
MIDDLESEX
120.0
15.91
.32 ACRE
DOMINIC & AZAD

ARTICLE 37. AUTHORIZE SELECTMEN TO SELL OR TRADE

Proposed by: Board of Selectmen

Article 37. To see if the Town will authorize the Selectmen to sell or otherwise dispose of certain vehicles, equipment, or other personal property in connection with the purchase of new equipment or otherwise; or take any action relative thereto.

COMMENTS: Authorization by a vote of the Town is necessary in order to sell, trade or otherwise dispose of Town property valued at $200 or more. The following items are scheduled for disposal in FY87:

TOWN SURVEYOR
One (1) Top Con DMC2 Electronic Distance Meter
One (1) Top Con VTL10 Theodolite

CONSERVATION
One (1) 1977 Ford F100 Pickup Truck

POLICE DEPARTMENT
Three (3) 1985 Ford 4-Door Sedans

FIRE DEPARTMENT
One (1) 1967 Ford -750 GPM Pumper

HIGHWAY DEPARTMENT
One (1) 1973 Reo Dump Truck 6 Wheels
One (1) 1975 Ford 750 Dump Truck 6 Wheels
One (1) 1979 Chevrolet Dump Truck 1 Ton
One (1) 1972 Elgin Sweeper

PARK AND RECREATION DEPARTMENT
One (1) 1979 Ford 3/4 ton Truck
One (1) 1979 Ford Dump truck - 6 Wheels

WATER DEPARTMENT
One (1) 1973 Case 580B Backhoe/Loader

Funds for the purchase of new equipment for which the items listed above will be traded or sold are provided in the budgets of the individual departments.

ARGUMENTS OPPOSED: None considered.

ARGUMENTS IN FAVOR: Budgets have been approved authorizing purchase of vehicles. It is therefore necessary to provide for disposal of the vehicles they replace.

RECOMMENDATIONS: The Finance Committee recommends approval of the Article.

QUANTUM OF VOTE: Majority - see Mass. G.L. Ch. 44, Sec. 4.

ARTICLE 38. AUTHORIZE TREASURER TO BORROW

Proposed by: Board of Selectmen

Article 38. To see if the Town will authorize the Treasurer, with the approval of the Selectmen, to borrow monies from time to time in anticipation of the revenue of the fiscal year beginning July 1, 1986 in accord with the provisions of G.L. Chapter 44, Section 4, and Chapter 849 of the Acts of 1969, both as amended, and to issue a note or notes therefor, payable within one year, and to renew any note or notes that may be given for a period of less than one year in accord with the provisions of G.L. Chapter 44, Section 17, as amended; or take any action relative thereto.

COMMENTS: This Article provides for short-term borrowing in case of need pending collection of real estate taxes.

RECOMMENDATION: The Finance Committee recommends approval of the Article.

QUANTUM OF VOTE: Majority - see Mass. G.L Ch. 44, Sec. 4.

ARTICLE 39. TRANSFER OF FUNDS

Proposed by: Finance Committee

Article 39. To see what sum, if any, the Town will transfer from available funds to meet any of the appropriations made under the foregoing Articles.

QUANTUM OF VOTE: Majority - see Mass. G.L. Ch. 44, Sec. 33B

* * * * * * * * * *

You are required to serve this Warrant by posting copies thereof, attested by you, at the Town Building, at the public libraries in Cochituate and in Wayland Center, and by mailing or delivering a copy thereof addressed to each residence in the Town, fourteen days, at least, before the time appointed for such meeting.

Hereof, fail not and deliver this Warrant with your return thereon to the Town Clerk on or before March 21, 1986.

Given under our hands and seals this seventh day of March, 1986.

LEWIS S. RUSSELL
CATHERINE W. SEILER
L. THOMAS LINDEN
MARCIA P. CROWLEY
W.H. IRVINE

Selectmen of the
Town of Wayland

JAMES F. BARRETT
WALTER F. POPE
ROBERT S. SWAIN
SHEILA D. BOES
CHRISTOPHER W. LYNCH
SAMUEL T. ANSELL
MICHAEL J. TICHNOR

Finance Committee

APPENDIX A
ADMINISTRATIVE & PROFESSIONAL SALARIES

POSITION/TITLE	DATE OF APPOINTMENT	SALARY 7/1/85	SALARY 7/1/86
Executive Secretary	11/24	46,300	50,200
Asst. Exec. Sec./ Assoc. Town Counsel	03/12	33,000 + 11,000 o.t.	49,755
Personnel & Grants Admin.	08/16	24,000	27,500
Office Administrator	12/11	26,000	29,050
Town Accountant/ Finance Director	06/25	41,400	41,400*
Treasurer/Collector	03/04	27,700	30,000
Data Processing Manager	05/31	34,300	34,300*
Police Chief	02/09	38,400	40,700
Fire Chief	03/19	40,500	43,135
Town Surveyor	04/12	34,450	34,450*
Building/Zoning Inspector	02/04	26,500	29,670
Dog Officer	04/30	16,500	16,500*
Detached Social Worker	08/16	34,000	36,000
Library Director	08/19	27,750	32,400
Planning Administrator	01/21	--	25,000**
Conservation Administrator	02/07	23,500	26,600
Park & Recreation Superintendent	10/31	35,400	38,250
Highway Superintendent	07/27	30,000	32,400
Chief Operator W/S Septage Plant	10/11	25,400	27,200
Water Superintendent	04/01	35,100	35,100*

*Will be reviewed on anniversary date of appointment.
**New incumbent in position.

APPENDIX B - SCHOOL DEPARTMENT SALARIES (a)

ADMINISTRATIVE SALARIES

NON-UNION POSITIONS	FY 1986	FY 1987
Superintendent of Schools	65,500 (+2,500 annuity per year)	
Assistant Superintendent	52,000	
Director of Programs (part time)	--	
Director of Personnel (part time)	27,500	
Director of Business Affairs	45,600	
Director of Special Education	46,000	
Director of Food Services	19,650 (b)	

UNIONIZED POSITIONS	FY 1986	FY 1987
High School Principal	55,000	
Junior High Principal	40,280 to 52,810 (c)	
Elementary Principals	38,160 to 47,192 (c)	
Assistant Principals	37,100 to 46,068 (c)	

NOTES:

(a) All labor contracts were under negotiations at the time of printing this Warrant. If settlements are reached prior to the Town Meeting, information will be available at that time.

(b) The position of Director of Food Services is no longer included within the School Department budget. It is fully funded by cafeteria receipts.

(c) Ranges are established through collective bargaining. Placement within the range is recommended by the Superintendent to the School Committee following annual performance appraisals in June.

TEACHERS' SALARY SCHEDULE FY 1986

STEP	BACH.	B+15	MASTER	M+30	M+60	DOCT.
1	17,352	17,769	18,397	19,232	20,066	21,735
2	18,185	18,603	19,337	20,275	21,109	22,782
3	19,023	19,438	20,275	21,317	22,151	23,822
4	19,859	20,275	21,211	22,363	23,193	24,865
5	20,691	22,109	22,151	23,403	24,238	25,907
6	21,526	21,942	23,091	24,411	25,284	26,950
7	22,363	22,777	24,031	25,491	26,325	27,996
8	23,193	23,612	24,969	26,533	27,371	29,039
9	24,032	24,447	25,907	27,578	28,414	30,083
10	24,865	25,284	26,851	28,621	29,454	31,127
11	29,156	29,353	29,450	29,667	30,502	32,169
12			29,769	30,710	31,543	33,214
13			33,210	36,537	38,805	40,590

LEADERSHIP STIPENDS FY 1986

Department Heads (9-12) 3,000

Department Heads (K-12) 3,200

Team Leaders (K-5):
- Math 3,000
- Language Arts - Social Studies 3,000
- Science 2,500

Curriculum Leaders (6-8) 2,250

House Leaders (6-8):
- Five sections or less 2,025
- More than five sections 3,000

Director of Physical Education and Athletics (K-12) 4,000

CO-CURRICULAR STIPENDS FY 1986

Group I	3,816
Group II	3,549
Group III	2,950
Group IV	2,701
Group V	2,340
Group VI	2,226
Group VII	1,797
Group VIII	1,696
Group IX	1,272
Group X	1,060
Group XI	848
Group XII	636

NOTES:

(1) Supervision of overnight education activities: each teacher receives $22.50.

(2) Chaperoning activities during non-school hours: each teacher receives $8.00 per hour.

(3) Home teaching and tutorial fees shall be set at a minimum of $11.00 per hour.

SUBSTITUTE TEACHERS

$40.00 per day first 20 days

$44.00 per day 21st to 60th day

$50.00 per day 61st to 180th day

TEMPORARY TEACHERS

$94.00 per day (long-term assignment same classroom)

SCHOOL SECRETARY - CLERICAL - UNION FY 1986

12 MONTH	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7
Secretary	12,536	13,019	13,394	13,939	14,446	15,670	16,921
Secretary Data Proc.	12,807	13,427	13,939	14,622	15,265	16,623	18,011
Secretary Recept.	12,536	13,019	13,394	13,939	14,446	15,670	16,921
Bookkeeper Data Proc.	12,536	13,019	13,531	14,207	14,855	16,214	17,603
Bookkeeper	12,536	13,019	13,394	13,939	14,446	15,670	16,921
10 MONTH 35 HOURS							
Secretary	8,736	9,081	9,330	9,702	10,053	10,904	11,442
Secretary Recpt.	8,736	9,081	9,330	9,702	10,053	10,904	11,442
10 MONTH 32.5 HOURS							
Secretary Recpt.	7,821	8,125	8,361	8,680	9,030	9,900	10,398
10 MONTH 30 HOURS							
Secretary	6,975	7,135	7,337	7,652	7,986	8,997	9,446
10 MONTH 27 HOURS							
Secretary	6,167	6,395	6,581	6,845	7,157	7,993	8,384
10 MONTH 25 HOURS							
Secretary	5,817	5,946	6,105	6,370	6,656	7,494	7,869

SCHOOL SECRETARY - PARAPROFESSIONALS - UNION FY 1986

10 MONTH	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6
Lab. Asst. 32.5 hrs.	7,339	7,690	8,070	8,510	9,216	9,650
Study Hall Aide 30 hrs.	7,046	7,545	8,037	8,442	9,049	9,553
Study Hall Aide 32.5 hrs.	7,705	8,167	8,690	9,165	9,809	10,338
Student Supervisor 32.5 hrs.	8,290	8,762	9,289	9,761	10,413	10,904
Teacher Aide 25 hrs.	5,652	5,915	6,205	6,546	7,089	7,428
Sp. Needs Aide 25 hrs.	5,652	5,915	6,205	6,546	7,089	7,428
Sp. Needs Aide 30 hrs.	6,780	7,100	7,446	7,856	8,504	8,871
PL 94-142 Aide 30 hrs.	6,780	7,100	7,446	7,856	8,504	8,871
Work Study Aide 32.5 hrs.	8,290	8,762	9,289	9,761	10,413	10,904

CONFIDENTIAL EMPLOYEES FY 1986

Secretary to the Superintendent	20,900
Secretary to Personnel Office	18,800
Secretary to Business Office	18,800

CUSTODIAL SALARIES AND WAGE FY 1986

	PROB.	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
CUSTODIAN:						
Nights	12,355	13,312	14,123	14,955	16,120	17,514
Days	12,147	13,104	13,915	14,726	15,850	17,243
HEAD CUSTODIANS:						
Happy Hollow	14,023	15,309	15,787	16,474	17,763	18,949
Claypit Hill	14,023	15,309	15,787	16,474	17,763	18,949
Junior High	15,537	16,702	17,285	17,888	18,595	20,155
Town Building	15,537	16,702	17,285	17,888	18,595	20,155
High School	17,056	17,888	18,595	19,302	20,218	21,362
MAINTENANCE:	14,352	15,538	16,120	16,702	17,888	19,115
MATRON:	6,070	6,253	6,674	7,096	7,646	

APPENDIX C

SALARY SCHEDULE - ELECTED TOWN OFFICERS

	FY 1986	FY 1987
Selectmen (5)	100	100
Assessors - Chairman	1,600	1,600
- Assessors (2)	1,500	1,500
Town Clerk	22,300	17,100
Board of Health Members (3)	50	50
Water Commissioners (3)	75	75

APPENDIX D
CAPITAL PLANNING COMMITTEE
CAPITAL BUDGET AND PROGRAM
1987-1991

The Capital Planning Committee is charged with reviewing the capital expenditures proposed by Town boards and commissions, originating as department items and as Town Meeting Articles. A Capital item is defined as:

A. All new municipal buildings, structures, improvements and alterations with a cost of $10,000 or more.

B. All mechanical equipment, machinery, computers, office equipment, tools, etc. with a cost of $10,000 or more.

C. All land acquisitions.

D. All purchases of cars, trucks and other licensed vehicles.

The schedules of proposed expenditures shown in the accompanying report were provided by the submitting authorities. They have been assembled, reviewed and evaluted by the Committee. The priorities assigned by the Committee were determined on the bases of a) need, b) the justification presented by the submitting authority and c) the effect on the related service.

Highest priority (1) was assigned to those items which merit inclusion in the current year budget. A secondary (2) priority was assigned to those items which, although worthwhile, were considered less important within the context of this year's capital requests. The lowest priority (3) was assigned to all the remaining requests.

The aggregate value of capital expenditures assigned highest priority for inclusion in the 1987 Budget is greater than in recent past years. In some part, this is a result of stringency in reviewing and maintaining the Town's stock of replaceable capital assets over a sequence of years marked by financial constraint. The Committee must report to Town Meeting that the consequences of failure to maintain our replaceable assets are becoming visible in the rising average age of equipment, increased current costs of upkeep and repair, and an inevitable gradual deterioration in the quality of Town services. If recent past trends persist, we will pass to future residents a stock of Town assets which are of markedly less quality than those we received from our predecessors.

The items presented in the report for the years 1988-1991 represent the requests of Departments, Commissions and Committees and will be subject to further review as part of the ongoing process of capital planning.

The Committee has under continuing review possible improvements in the Town's capital planning procedures -- particularly in the areas of leasing equipment, sharing equipment with neighboring towns, and long-term Town needs for modernizing the radio communication system.

The accompanying report is composed of several parts. First, a summary of capital expenditures from 1987 to 1991. Second, a summary of Department requests followed by a summary of the Water Department capital requests. Third, a summary of proposed articles. Fourth, a summary of assumed capital borrowings that combines current debt service with future debt obligations currently proposed. Fifth, a summary of the effect of Capital spending on an estimate of the 1987 tax rate.

We sincerely appreciate the close cooperation from the committees, commissions and boards, the professional departmental managers and the help and support of Alice Weldon and Robert Hilliard.

The Capital Planning Committee hopes that the information contained in the report will assist the voters as they make their Town Meeting decisions.

Respectfully submitted,
Mary M. Antes
Suzanne R. Dates
Robert L. West
Ray K. Heist, Chairman

CAPITAL EXPENDITURE SUMMARY

	BUDGET 1987	1988	1989	1990	1991
GENERAL GOVERNMENT	--	--	--	15,000	--
POLICE DEPARTMENT	31,500	44,000	50,000	52,000	58,000
FIRE DEPARTMENT	125,000*	10,000	--	40,000	135,000
SCHOOL DEPARTMENT	35,000*	113,000	106,000	35,000	110,000
LIBRARY	24,000	22,000	25,000	30,000	32,800
PARK & RECREATION	29,500*	24,000	24,000	15,000	13,000
LANDFILL	200,000*	--	--	140,000	--
CONSERVATION	15,000*	20,000	--	--	--
HIGHWAY DEPARTMENT	116,000*	84,000	115,000	105,000	110,000
TOTAL DEPARTMENTS	576,000	317,000	320,000	432,000	458,800

*EQUIP. BOND ISSUE

EFFECT OF DEPT. CAPITAL ON TAX RATE (**)	$ .09	.51	.52	.70	.74
DEPT CAPITAL AS % OF 1986 BUDGET (++)	% 3.3	1.8	1.8	2.5	2.6

EFFECT OF TOTAL CAPITAL ITEMS ON (**) TAX RATE	$ 1.92	2.06	1.72	1.80	1.77
TOTAL CAPITAL AS % OF 1987 BUDGET (++)	%5.66	7.34	6.12	6.40	6.31
CAPITAL $ PER RESIDENT (##)	$ 78.87	102.42	85.43	89.23	88.05

(**) BASED ON 1986 ASSESSMENT OF $616,600 = $1.00
(##) BASED ON 12,464 RESIDENTS
(++) BASED ON EST. 1987 BUDGET OF $17,385,910

	1987	1988	1989	1990	1991	Pr.
POLICE DEPT						
Police Cars	31,500	44,000	50,000	52,000	58,000	(1)
	31,500	44,000	50,000	52,000	58,000	
FIRE DEPARTMENT						
New Fire Pumper	125,000	--	--	--	--	(1)
Car 2 Replacement	--	10,000	--	--	--	
Ladder #1, Repower	--	--	--	40,000	--	
New Fire Pumper	--	--	--	--	135,000	
	125,000	10,000	--	40,000	135,000	
GENERAL GOVERNMENT						
Surveyor Van	--	--	--	15,000	--	
	--	--	--	15,000	--	
LIBRARY						
Automation Phase III	24,000	22,000	25,000	30,000	32,800	(1)
	24,000	22,000	25,000	30,000	32,800	
PARK & RECREATION						
1/2 Ton Pickup	14,500	--	--	--	--	(1)
Six Wheel Dump Truck	15,000	--	--	--	--	(1)
3/4 Ton 4X4 Pickup	--	12,000	--	--	--	
Light Duty Truck	--	12,000	--	--	--	
10,000 GVW Six Wheel	--	--	14,000	--	--	
Station Wagon	--	--	10,000	--	--	
20,000 GVW Six Wheel	--	--	--	15,000	--	
Sit Down Mower	--	--	--	--	13,000	
	29,500	24,000	24,000	15,000	13,000	
CONSERVATION						
Pickup Truck	15,000	--	--	--	--	(2)
Tractor Mower	--	20,000	--	--	--	
	15,000	20,000	--	--	--	
SCHOOLS						
Instr. Computers	35,000	--	--	--	--	(1)
Instr. Computers	--	35,000	--	--	--	
Trade in School Veh.	--	6,000	--	--	--	
4 Burners (Boilers)	--	60,000	--	--	--	
H.S. Furniture	--	12,000	--	--	--	
Instr. Computers	--	--	35,000	--	--	
Locker Replacement H.S.	--	--	36,000	--	--	
Carpet Replacement H.S.	--	--	35,000	--	--	
Instr. Computers	--	--	--	35,000	--	
Reconstr. Happy Hollow Playing Surface	--	--	--	--	35,000	
Resurface Sch. Roadways	--	--	--	--	75,000	
	35,000	113,000	106,000	35,000	110,000	

DEPARTMENTAL

	1987	1988	1989	1990	1991	Pr.
HIGHWAY DEPARTMENT						
2-10 Ton Dumps	96,000	--	--	--	--	(1)
1 Ton Dump 4 WD	20,000	--	--	--	--	
10 Ton Dump	--	50,000	--	--	--	
1 Mid size Car	--	14,000	--	--	--	
1 Skid Loader	--	20,000	--	--	--	
1 Front End Loader	--	--	115,000	--	--	
2-10 Ton Dumps	--	--	--	105,000	--	
3 Pickups 4 WD	--	--	--	--	57,000	
2 Sander Bodies	--	--	--	--	23,000	
Compressor	--	--	--	--	15,000	
Roller	--	--	--	--	15,000	
	116,000	84,000	115,000	105,000	110,000	
HIGHWAY/LANDFILL EQUIPMENT						
Shovel Dozer	61,000	--	--	--	--	
Ten Wheel Dump	65,000	--	--	--	--	
Container Truck	60,000	--	--	--	--	
Chipper	14,000	--	--	--	--	
Hyster Compactor	--	--	--	140,000	--	
	200,000	--	--	140,000	--	
SUB TOTAL DEPARTMENTS	576,000	317,000	320,000	432,000	458,800	(1)
WATER DEPARTMENT						
Replace Backhoe	45,000	--	--	--	--	(1)
Meter Replacement	10,000	10,000	10,000	10,000	10,000	
Water Main Replacement	30,000	40,000	40,000	40,000	40,000	
Standpipe Repairs	--	150,000	--	--	--	
New Truck	--	9,000	8,500	16,500	8,500	
Purge Wells	--	20,000	--	20,000	--	
New Compressor	--	--	30,000	--	--	
Test Wells	--	--	10,000	--	10,000	
	85,000	229,000	98,500	86,500	68,500	

SUMMARY OF ARTICLES

	1987	1988	1989	1990	1991	Pr.
ROAD CONSTRUCTION						
Constr. Stonebridge	400,000	--	--	--	--	(1)
	400,000	--	--	--	--	
CONSERVATION						
Land Conservation	200,000	200,000	200,000	200,000	200,000	(1)
	200,000	200,000	200,000	200,000	200,000	
LANDFILL IMPROVEMENTS						
Liner, Final Cover	110,000	--	--	--	--	(1)
Liner	--	--	200,000	--	--	
	110,000	--	200,000	--	--	
SCHOOLS						
Major Roof Replace.	--	--	--	800,000	--	
	--	--	--	800,000	--	
SUB TOTAL ARTICLES	710,000	200,000	400,000	1,000,000	200,000	

CURRENT DEBT OBLIGATIONS

	1987	1988	1989	1990	1991
High School 950,000 1972	58,500	56,250	54,000	51,750	51,750
Happy Hollow 900,000 1976	92,452	--	--	--	--
New Town Building	194,856	117,731	--	--	--
Conservation Equip. & Septage	107,625	94,500	30,900	--	--
1985 Multi-Purpose	129,638	124,113	118,588	113,063	97,537
1986 Multi-Purpose Issue	283,411	344,475	325,337	311,362	297,386
Existing Debt	927,546	717,674	514,850	462,199	432,698

FUTURE DEBT OBLIGATIONS (includes only 1987 approved projects)

	1987	1988	1989	1990	1991
Equipment Landfill '87 (630,500) 5 years	--	170,000	161,000	152,000	143,000
Stonebridge (400,000) 10 years	--	72,000	69,000	66,000	63,000
	--	242,000	230,000	218,000	206,000

SUMMARY OF BORROWING PROGRAM EFFECT ON TAX RATE**

	1987	1988	1989	1990	1991
EXISTING DEBT	1.50	1.16	.83	.75	.70
FUTURE DEBT	.33	.39	.37	.35	.33
	1.83	1.55	1.20	1.10	1.03

**Based on $616,600 = $1.00 on the 86-90 taxrate

APPENDIX E

Salary and Wages ($30,000 or more)

The following amounts are from W-2 forms for calendar 1986 and includes any overtime and stipends. The difference between base salary and the amount shown below is overtime or stipends which vary from year to year.

GENERAL GOVERNMENT

Executive Secretary	$46,795	Data Processing Mgr.	$32,720
Asst. Exec. Sec./ Assc. Town Counsel	43,454	Town Surveyor	33,999
Finance Director	39,814		

HEALTH

Social Worker	35,493

PARK DEPARTMENT

Superintendent	35,500

HIGHWAY

Superintendent	30,951
Master Mechanic	30,418

POLICE DEPARTMENT (Including Overtime & Private Details)

Chief	38,387	Patrolman	30,936
Lieutenant	39,413	Patrolman	33,555
Youth Officer	32,064	Patrolman	36,427
Sergeant	42,833	Patrolman	37,569
Sergeant	33,224	Patrolman	41,755
Sergeant	32,937	Patrolman	31,901
Sergeant	39,526	Patrolman	34,051
Sergeant	36,162	Patrolman	36,059

FIRE DEPARTMENT (Including Overtime)

Chief	40,227
Captain	34,130
Captain	39,223
Captain	33,853
Deputy Chief	38,385

WATER DEPARTMENT

Superintendent	34,698

SCHOOL DEPARTMENT

Administration:

Superintendent	66,150	Business Administrator Dir. of Bus. Affairs	44,325
Asst. Superintendent	45,550		

PRINCIPALS

High School	34,349	Asst. J.H.	41,426
Asst. High School	44,700	Claypit Hill	46,096
Asst. High School	42,391	Happy Hollow	45,486
Junior High School	48,275		

DEPARTMENT HEADS

42,971	31,395	38,526	42,516	42,096
36,511	39,941	38,726	42,424	38,249

TEACHERS

31,592	31,584	31,584	30,586
38,613	31,303	34,690	39,268
38,291	31,899	33,861	37,327
35,064	35,274	35,064	34,959
36,907	34,854	34,300	37,420
30,296	31,592	34,765	
38,710	35,349	30,288	
37,537	36,907	39,520	
32,294	35,066	37,754	
36,546	35,440	37,827	
35,862	38,602	38,224	
38,224	34,370	34,749	
34,749	36,708	34,703	
40,597	31,584	36,907	
38,441	34,749	35,760	
34,749	34,749	32,701	
32,596	34,757	39,688	
38,507	36,492	37,450	
32,596	33,598	40,188	
34,959	32,784	34,749	
38,232	34,757	35,674	
34,757	35,461	37,238	
35,064	37,029	43,794	
43,450	40,188	39,158	
32,393	33,142	36,290	
40,188	34,854	37,012	
39,565	40,680	34,028	

APPENDIX F

REFER TO ARTICLE 8. Eliminate Residential Landfill Fees

Rules & Regulations for the Wayland Landfill

4. Wayland residents wishing to use the landfill must show proof of residency and purchase a $25.00 user fee permit at the Highway Garage Office at 195 Main Street from 7:00 A.M. to 1:00 P.M., Monday through Friday, except for Town holidays. Each user fee permit will be attached to the inside left side window of the vehicle by Highway personnel. Additional user fee permits will cost $1.00. Any resident who is eligible for a tax abatement from the Wayland Board of Assessors based on need will be able to get a landfill user fee permit for $1.00 per year to be affixed to their automobile by Highway personnel. Residents who make infrequent trips to the landfill may also be able to purchase coupons, $1.00 per trip.

REFER TO ARTICLE 16. Revolving Account for Ambulance

Ch. 40, Sec. 5, cl. (21A)

For the purchase or hire and for the maintenance of ambulances; provided, that the cost of maintenance and operation of such ambulances, including maturing debt and interest, may be defrayed by charges, established by the city or town, upon persons transported by said ambulances.

REFER TO ARTICLE 25. Amend Zoning By-Laws - State Law Respecting Educational & Religious Uses

Section Xc-3f

(f) Any religious use or any educational use which is religious, sectarian, denominational or public as provided for by Section 2 of Chapter 40A G.L.;

Section V(h)

(h) Public or charitable institutional buildings not of a correctional nature, provided a special permit is granted by the Board of Appeals in accordance with the procedure provided in Sub-section (r) and only under such conditions as the Board of Appeals may impose, and provided that no building be within thirty (30) feet of any lot line. Provided, however, that this By-Law shall not apply to nor limit the use of land for any church or other religious purpose or for any educational purpose church or other religious purpose or for any educational purpose which is religious, sectarian, denominational, or public.

Section III B

The regulations and restrictions set forth in these By-Laws for each of the districts defined and described herein shall apply to the structures and/or land in the Town of Wayland.

REFER TO ARTICLE 26. Amend Zoning By-Laws - Location of Garages

Section IX (i)

Side Yards

(i) At each side of every dwelling house there shall be a side yard not less than fifteen feet in clear width, between the side of the dwelling house and the side lot line, except in any specific case when an existing lot has less than the minimum frontage prescribed by this By-Law. In any such case a special permit for a side yard of such width as may be approved by the Board of Appeals may be issued in accordance with the provisions of paragraph (r) of Section V hereof.

REFER TO ARTICLE 27. Amend Zoning By-Laws - Sidewalks

Section VI 2-a-3-d

d. A raised granite curb at least six inches in height shall be installed along the edge of the street except at driveway openings.

Section VI 2-a-6-h

(h) A paved pedestrian sidewalk no less than five feet in width set back no less than four feet from the street property-line shall be constructed the full width of the lot except where driveways exist, and shall be separated from the remainder of the lot with a four-foot planting strip to be planted with suitable evergreen shrubs. The strip between the sidewalk and the street property-line shall be maintained as a grass area. The sidewalk location shall be such as to join in a reasonable manner existing or potential sidewalks on abutting land.

Section VI 2-a-6-l

(l) A raised granite curb at least six inches in height shall be installed along all street lines except at driveway openings.

Section VI 2-a-10-j

(j) A paved pedestrian sidewalk no less than five feet in width set back no less than four feet from the street property line shall be constructed the full width of the lot except where driveways exist, and shall be separated from the remainder of the lot with a four-foot planting strip to be planted with suitable evergreen shrubs. The strip between the sidewalk and the street property line shall be maintained as grass area. The sidewalk location shall be such as to join in a reasonable manner existing or potential sidewalks on abutting land.

Section VI 2-a-10-n

(n) A raised granite curb at least six inches in height shall be installed along edge of street except at driveway openings.

Section VI 3-a-4-d

(d) In the event of a construction, reconstruction or substantial alteration of any premises which are used or intended to be used in whole or part for any industry trade, manufacturing or commercial purposes, a paved pedestrian sidewalk shall be constructed as a part of such construction, reconstruction or substantial alteration, such sidewalk to be no less than five feet in width set back no less than four feet from the street property line and shall be constructed the full width of the lot except where driveways exist, separated from the remainder of the lot with a four foot strip to be maintained as a landscaped area. The sidewalk location shall be such as to join in a reasonable manner existing or potential sidewalks on abutting land.

Section VI 3-c

c) In Business District A the following provision applies: In the event of the construction, reconstruction or substantial alteration of any premises which are used or intended to be used in whole or part for any industry, trade, manufacturing or commercial purposes, a paved pedestrian sidewalk shall be constructed as part of such construction, reconstruction or substantial alteration, such sidewalk to be no less than five feet in width set back no less than four feet from the street property line and shall be constructed the full width of the lot except where driveways exist, separated from the remainder of the lot with a four foot strip to be maintained as a landscaped area. The sidewalk location shall be such as to join in a reasonable manner existing or potential sidewalks on abutting land.

REFER TO ARTICLE 28. Amend Zoning By-Laws - Dog Kennels

Section II (f)

(f) A dog kennel shall be a structure or enclosure for a pack or collection of more than three dogs three months old or over owned or kept by a person on a single premises, whether for breeding, boarding, sale or any other purpose.

Section V (f)

(f) Nurseries, truck gardens, farms, and greenhouses; provided that any greenhouse heating plant, and any building, excepting dog kennels, in which farm or pleasure animals are kept shall be distant not less than twenty feet from any lot line.

Section X (a) (6)

6. To grant dog kennel permits in accord with the provisions of Section V (p) above.

REFER TO ARTICLE 29. Amend Zoning By-Laws - Accessory Apartments

Section II (h)

(h) An accessory dwelling unit is an additional set of living facilities with permanent provisions for living, cooking and sanitation, contained within a single residential dwelling and occupying no more than 35% of the gross floor area of the building, exclusive of any garage, shed or similar structure attached to the principal building.

Section V

(c 1.) An accessory dwelling unit is permitted in an owner-occupied single residential dwelling pursuant to a special permit issued under the provisions of paragraph (r) and provided that:

(a) The lot on which the accessory unit is to be situated contains at least 20,000 square feet, and at least 75% of the requirement for the district in which it is located.

(b) No more than one accessory unit shall exist on the lot on which it is to be situated.

(c) The building in which the accessory unit and the principal residence are to be situated existed on January 1, 1980.

(d) Any additions made after Janury 1, 1980, to a building for the purpose of accommodating an accessory unit shall not increase the habitable area of the original building by more than 20%; any such additions must meet all zoning requirements; no additions for the purpose of adding an accessory unit shall be allowed on a non-confirming lot.

(e) Either the accessory unit or the principal residence shall be occupied by the owner of the lot on which the accessory unit is situated.

(f) The accessory unit and the principal residence shall each have two means of egress to grade which are in compliance with the Building Code.

(g) Sufficient parking spaces, not less than ten feet by twenty feet, shall be provided off-street for the occupants of each dwelling unit.

(h) The Board of Health shall have given written approval that the septic system serving the dwelling with the accessory unit is in compliance with the Rules and Regulations of the Wayland Board of Health in effect at the time of application for special permit, unless a variance is granted by the Board of Health.

(i) Where a special permit has been issued pursuant to the provisions of this section, the permitted use must commence within one year, otherwise said permit shall lapse.

(j) Floor plans of the accessory unit and the principal residence, and a plot plan showing the location of the building on the lot, shall have been filed with the application after review by the Building Inspector.

(k) Application for a building permit or certificate of occupancy shall be made to the Building Inspector, and no use or occupancy shall commence prior to the issuance of a certificate of occupancy by the Building Inspector.

(l) A special permit issued under this section shall have a maximum term of five years, after which it must be renewed for a further term.

APPENDIX G

REFER TO ARTICLE 13. Transfer Fee For Land Bank

Exemptions

The following transfers shall be exempt from the Real Estate Transfer Fee:

(a) Transfers to the government of the United States, the Commonwealth of Massachusetts, the Town, and any of their instrumentalities, agencies or subdivisions.

(b) Transfers which, without additional consideration, confirm, correct, modify or supplement a transfer previously made.

(c) Transfers made as gifts without consideration. In any proceedings to determine the amount of any Real Estate Transfer Fee due, it shall be presumed that any transfer for consideration of less than fair market value of the real property interests transferred was made as a gift without consideration to the extent of the difference between the fair market value of the real property interests transferred and the amount of consideration claimed by the purchaser to have been paid or transferred, if the purchaser shall have been at the time of transfer the spouse, the lineal descendant, or the lineal ancestor of the seller, by blood or adoption, and otherwise it shall be presumed that consideration was paid in an amount equal to the fair market value of the real property interests transferred, at the time of transfer.

(d) Transfers to the trustees of a trust in exchange for a beneficial interest received by the seller in such trust; distributions by the trustees of a trust to the beneficiaries of such trust.

(e) Transfers by operation of law without actual consideration, including but not limited to transfers occurring by virtue of the death or bankruptcy of the owner of a real property interest.

(f) Transfers made in partition of land and improvements thereto, under chapter two hundred and forty-one of the Massachusetts General Laws.

(g) Transfers to any charitable organization as defined in clause Third of section five of chapter fifty-nine of the Massachusetts General Laws, or any religious organization, provided that the real property interests so transferred will be held by the charitable or religious organization solely for its public charitable or religious purposes.

(h) Transfers to a mortgagee in foreclosure of the mortgage held by such mortgagee, and transfers of the property subject to a mortgage to the mortgagee in consideration of the forbearance of the mortgagee from foreclosing said mortgage.

(i) Transfers made to a corporation or partnership at the time of its formation, pursuant to which transfer no gain or loss is recognized under the provisions of section three hundred and fifty-one of the Internal Revenue Code of 1954, as amended.

(j) Transfers made to a stockholder of a corporation in liquidation of the corporation, and transfers made to a partner of a partnership in dissolution of the partnership.

(k) Transfers consisting of the division of marital assets under the provisions of section thirty-four of chapter two hundred and eight of the Massachusetts General Laws or other provisions of law.

(l) Transfers of property consisting in part of real property interests situated in the Town and in part of other property interests, to the extent that the property transferred consists of property other than real property situated in the Town, provided that the purchaser shall furnish the Town with such information as it shall require or request in support of the claim of exemption and manner of allocation of the consideration for such transfer.

(m) The first one hundred thousand dollars of the purchase price of a transfer made to a purchaser who, or whose spouse at the time of transfer, has at no time prior to said transfer owned or possessed any real property interest as defined in the Act either within or without the Town; provided that the purchaser makes the real property interest which is the subject of the transfer the purchaser's actual domicile within two years of the time of transfer; provided further that in the event of a subsequent transfer within five years of the transfer exempted from the fee under this subsection, other than the transfer of a mortgage to an institutional lender, the fee exempted shall become due, together with accumulated interest and penalties, and in addition to any fee otherwise due as a result of the subsequent transfer. The purchaser shall certify as to the foregoing, and the Town shall attach to the deed a certificate which shall recite the fact that there is running with the land a lien equal to the amount of the fee exempted plus accumulated interest and penalties until such time as all conditions of this subsection of the Act have been met.

(h) Transfers to a corporation in foreclosure of the mortgage held by such corporation and conveyance of the property subject to a mortgage by the mortgagee in consideration of the forbearance by the mortgagee from foreclosing such mortgage.

(i) Transfers made to a corporation or partnership at the time of its formation, pursuant to which transfer no gain or loss is recognized under the provisions of section three hundred and fifty-one of the internal revenue code of 1954, as amended.

(j) Transfers made to a stockholder of a corporation in liquidation of the corporation, and transfers made to a partner of a partnership in dissolution of the partnership.

(k) Transfers constituting a division of marital assets under the provisions of section twenty-four of chapter two hundred and eighty-six of the Massachusetts General Laws or other provisions of law.

(l) Transfers of property constituting in part or real property situated outside of the Town and in part of other property within, to the extent that the property transferred consists of property other than real property situated in the Town, provided that the purchaser shall furnish the Town with such information as it shall request in support of the claim of exemption and evidence of the amount of the consideration for such transfer.

(m) The first one hundred thousand dollars of the purchase price of a transfer made to a purchaser who, at whole option at the time of transfer, has no tax title to said transfer property or unsecured and delinquent property taxes as defined in the act, alone or with or without his family, but that the purchaser owns the real property thereby subject to the support of the transfer the purchaser's actual domicile within two years of the time of transfer, provided further that upon the event of a subsequent transfer within five years of the transfer exempted from the tax under this provision, other than the transfer of a mortgage to an institutional lender, the fair market value, minus the, together with accumulated interest and penalties, and in addition to any tax otherwise due as a result of the subsequent transfer, the purchaser must certify as to the foregoing, and the town shall attach to the deed a certificate which shall include the fact that there is symmetry with the town's right to the report of the tax exemption, and be filed in triplicate and notify such time as the conveyance of this subsection of the act have been met.

TOWN OF WAYLAND
Board of Selectmen
41 COCHITUATE ROAD
WAYLAND, MASS. 01778

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